DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $114,900.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2010

Notary Public

My commission expires: ~~9-19-2011~~ 7/8/2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John R. Murphy, Sr. **Carol A. Murphy**	**Peoples Home Equity, Inc.**	**04306019400**
513 Roosevelt Avenue	**213 Ward Circle, Suite 201**	
Madison, TN 37115	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Linda C. Patterson and Otis W. Patterson, Jr., as tenants by the entireties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John R. Murphy, Sr. and wife, Carol A. Murphy

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 66, MADISON PARK, SECTION 3, as shown on plat of record in Plat Book 3500, Page 104, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Linda C. Patterson and Otis W. Patterson, Jr., as tenants by the entireties by Quitclaim Deed from Linda C. Patterson, sole beneficiary of the estate of Nancy Stump Scruggs, recorded on the 4th day of May, 2001 in Instrument No. 20010504-0046217, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 3500, Page 104, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 513 Roosevelt Avenue, Madison, TN 37115.

BILL GARRETT, Davidson County
Trans:T20100020255 DEEDWARR
Recvd: 04/07/10 08:28 2 pgs
Fees:13.00 Taxes:425.13
20100407-0025929

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of March, 2010.

Linda C Patterson
Linda C. Patterson

Otis W Patterson Jr.
Otis W. Patterson, Jr.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, Linda C. Patterson and Otis W. Patterson, Jr. , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2010.

Michelle Hightower
Notary Public

My Commission Expires: 9-19-2011

