| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **162,500.00**.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2010.<br>Notary Public<br>MY COMMISSION EXPIRES: 9/3/2012<br>(AFFIX SEAL) |

ELAINE PHELPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Misty B. Emery | FRANKLIN AMERICAN MORTGAGE COMPANY | MAP 168 |
| 8276 Old Harding Road | 501 CORPORATE CENTRE DRIVE, STE 400 | PARCEL 143 |
| Nashville, TN 37221 | FRANKLIN, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Ciaran T. Murtagh and Denise Veronica Lee, both unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Misty B. Emery**

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 in the 9th Civil District and described according to a survey of S. H. Hutchison, dated June 16, 1965, as follows:

Beginning at a point in the center of Old Harding Pike, at the southeast corner of a 1 acre tract conveyed to Neely Edward Mays by deed from P. B. Kinnie and wife, as of record in Book 3701, page 443 and by a deed of correction in Book 3910, page 919, Register's Office for Davidson County, Tennessee; thence along Mays' east line North 24 degrees West 294 feet to a stake, Mays' northeast corner; thence with Mays' north line, South 67 degrees West 150 feet to a stake, Mays' northwest corner; thence North 24 degrees West 200 feet to a stake; thence North 67 degrees East 267 feet to a stake; thence South 24 degrees East 200 feet to a stake; thence South 67 degrees West 67 feet to a stake; thence South 24 degrees East 287 feet to a point in the center line of Old Harding Pike; thence with the center of same South 60 degrees West 50 feet to the point of beginning, containing 1.55 acres, more or less.

Being the same property conveyed to Ciaran T. Murtagh and wife, Denise V. Murtagh by deed recorded as instrument number 20070702-0078278, said Register's Office. Ciaran T. Murtagh and Denise V. Murtagh are no longer married [reference is made to the Final Decree of Absolute Divorce in the Eighth Circuit Court for Davidson County, Tennessee under Docket number 09D929] The said Denise V. Murtagh is know known as Denise Veronica Lee [Decree of Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket number 09P-1310]

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8276 Old Harding Road, Nashville, TN 37221.**

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 is 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 our hands this the 7th day of April, 2010.

Ciaran T. Murtagh

Denise Veronica Lee by Ciaran T. Murtagh, Attorney-in-Fact pursuant to Specific Power of Attorney of record in Instrument No. 20100407-0026286, R.O.D.C., TN

Davidson County DEEDWARR
Recvd: 04/07/10 15:18 3 pgs
Fees:18.00 Taxes:601.25
20100407-0026287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ciaran T. Murtagh** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of April, 2010.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ciaran T. Murtagh** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Denise Veronica Lee**, as her Attorney in Fact, as the free act and deed of the within named **Denise Veronica Lee**.

Witness my hand and official seal this the 7th day of April, 2010.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

