PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50911
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Emily K. Murphy 804 Harpeth Knoll Road Nashville, Tennessee 37221	Flagstar Bank 5151 Corporate Drive Troy, MI 48098

TAX MAP-PARCEL NUMBERS: 14214015800

BILL GARRETT, Davidson County
Trans:T20110039150 DEEDWARR
Recvd: 06/30/11 09:58 2 pgs
Fees:13.00 Taxes:518.00
20110630-0050020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$140,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Victor Zaydfudim, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Emily K. Murphy**, married hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 678 on the Plan of Section Three, Harpeth Woods of record in Book 5200, page 270, Register's Office for said County, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Victor Zaydfudim, unmarried, by Warranty Deed from Scott I. Cooper and wife, Merideth M. Cooper, dated May 13, 2004 and recorded on May 15, 2004, of record in Doc. No. 20040518-0058389, Register's Office for Davidson County, Tennessee.

Julie Kay Click Zaydfudim, spouse of Victor Zaydfudim, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200 Page 270, said Register's Office, which Plan shows a 30 foot minimum building setback line from Harpeth Knoll Road and a 10 foot easement for public utility and drainage purposes along the easterly and rear lines of said Lot: Restrictions of record in Book 5867, page 193, and Book 5882, page 261, said Register' Office.

This is improved property, known as: 804 Harpeth Knoll Road, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of June, 2011.

Victor Zaydfudim

Julie Kay Click Zaydfudim

State of TENNESSEE
County of DAVIDSON

On this 28th day of June, 2011 , before me the undersigned authority, personally appeared Victor Zaydfudim and Julie Kay Click Zaydfudim , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Sworn and subscribed before me this the 28th day of June, 2011

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.