This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Frank W. Murphy, Jr.
1108 Clifton Lane
Nashville, Tennessee 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:
Avenue Bank
3823 Cleghorn Ave.
Nashville, TN 37215

MAP 118-9
GROUP
PARCEL 18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James H. Sherrod, Jr.,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Frank W. Murphy, Jr.**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 9 on the unrecorded plan of O. F. Noel's Property, known as Noelton, and described as follows:

Beginning at a point in the northerly margin of Clifton Lane, formerly 4th Avenue, 369 feet, more or less, easterly of the easterly margin of Granny White Pike or 12th Avenue South; thence with the margin of the same easterly 180 feet to the corner of Lots 9 and 10 on said plan; thence with the line between said lots northerly 250 feet to a point which is 150 feet south of the south margin of Battlefield Drive, being the southeast corner of the property conveyed to J. Leroy Davis and wife by deed from John C. Jeffords and wife, of record in Book 1218, page 59, Register's Office for Davidson County, Tennessee; thence westerly along Davis' south line 180 feet to a point; thence southerly 250 feet to the point of beginning. Being part of the property conveyed to Evelyn J. Condra by deed from Robert M. Condra of record in Book 6573, page 133, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Evelyn J. Condra and James H. Sherrod, Jr. as joint tenants with right of survivorship by deed from Evelyn J. Condra, of record in Book 8761, page 468, Register's Office for Davidson County, Tennessee. Evelyn J. Condra is now deceased.

BILL GARRETT, Davidson County
Trans:T20110040499 DEEDWARR
Recvd: 07/06/11 14:34 3 pgs
Fees:18.00 Taxes:3126.50
20110706-0051758

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **1108 Clifton Lane, Nashville, Tennessee 37204.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **28th** day of **June, 2011.**

James H. Sherrod, Jr. by Roy M Pack, Atty in Fact

James H. Sherrod, Jr., by Roy M. Pack, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Roy M. Pack**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for James H. Sherrod, Jr., the bargainor, and that as said Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of James H. Sherror, Jr. as his free act and deed.

WITNESS my hand and official seal this 28th day of June, 2011.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/14/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $845,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of June, 2011.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/14/2012