BILL GARRETT, Davidson County
Trans:T20110041137 DEEDWARR
Recvd: 07/08/11 14:44 2 pgs
Fees:13.00 Taxes:74.00
20110708-0052484

This instrument prepared by:
CHEATHAM, PALERMO & GARRETT
43 Music Square West
Nashville, Tennessee 37203

WARRANTY DEED

FROM: ROBERT DAVIE GARDNER

TO: DAVID JOHN MURPHY and JOHN-DAVID WILLIAM MURPHY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
154 W Harbor Dr Hendersonville TN 37075	To Same	081-15-0-462.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 20,000.00 .

JD Murphy

Subscribed and sworn to before me this 8th day of July, 2011.

Jane Ann Wheeler

Notary Public

JANE ANN WHEELER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My commission expires: 5/6/13

For and in consideration of the sum of Twenty Thousand Dollars ($20,000.00), cash in hand paid, receipt of which is hereby acknowledged, I, ROBERT DAVIE (a/k/a DAVID) GARDNER, by DENTY CHEATHAM, as attorney-in-fact, have bargained and sold, and by these presents do transfer and convey unto DAVID JOHN MURPHY and JOHN-DAVID WILLIAM MURPHY, as tenants in common, their heirs and assigns, the following described real property:

LAND in Davidson County, Tennessee, being part of Lots No. 24 and 25 in George Shield's First addition to North Nashville, as of record in Book 57, page 62, Register's Office for Davidson County, Tennessee, said part of said lots being more particularly described as follows:

BEGINNING at a point on the southerly margin of Lot No. 25, thirty-two feet west of the southeast corner of said lot, thence in a northerly direction 140 feet to a point in the northerly margin of said lot, 30 feet west of the northeast corner of said lots; thence in a westerly direction 44 feet with the northerly margin of Lots No. 25 and 24 to a point twenty-six feet from the northeast corner of Lot No. 24; thence southerly 140 feet to a point in the southerly margin of Lot No. 24, twenty feet two inches east of the southwest corner of Lot No. 24; thence easterly forty-three feet ten inches with the southerly margin of Lots No. 24 and 25 to the point of beginning, and being part of the same property conveyed to the undersigned Southern Securities Company, a Corporation, by deed from Elmer Lawrence, Trustee, of record in Book 844, page 289, in the Register's Office of Davidson County, Tennessee, to which reference is here made.

AND, BEING Lot No. 19 on an unrecorded map of lots on Scovel and Heiman Streets, property of Southern Securities Company, prepared by John Wilkes, Civil Engineer, dated September 20, 1930.

BEING the same property conveyed to Elsie L. Martin by a Final Decree entered April 23, 1987, in the Chancery Court of Davidson County, Tennessee, in Cause No. 86-944-II, said Decree being recorded in the Register's Office of Davidson County at Book 7326, page 594. Elsie L. Martin has since died, and under the terms of her will as construed and admitted to probate by an order entered August 5, 2010, in Cause No. 10-P-328 in the Seventh Circuit (Probate) Court of Davidson County, Tennessee, said property was given, devised, and bequeathed to ROBERT DAVIE (a/k/a DAVID) GARDNER.

THIS is improved property known as 2104 Scovel Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title, and interest belonging to said DAVID JOHN MURPHY and JOHN-DAVID WILLIAM MURPHY, their heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land, have a good right to convey it, and that the same is unencumbered.

I, ROBERT DAVIE (a/k/a DAVID) GARDNER, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land in the grantees herein, DAVID JOHN MURPHY and JOHN-DAVID WILLIAM MURPHY, their heirs and assigns, against the lawful claims of all persons.

DENTY CHEATHAM executes this instrument as attorney-in-fact for ROBERT DAVIE (a/k/a DAVID) GARDNER, pursuant to a power of attorney from ROBERT DAVIE (a/k/a DAVID) GARDNER dated June 28, 2011, and recorded at Instrument No. 20110708000052483 in the Register's Office of Davidson County, Tennessee.

WITNESS my hand this 8th day of July 2011.

Robert Davie Gardner
ROBERT DAVIE (a/k/a DAVID) GARDNER

By Denty Cheatham
DENTY CHEATHAM, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of July 2011, personally appeared DENTY CHEATHAM, to me known to be the person who executed the foregoing instrument on behalf of ROBERT DAVIE (a/k/a DAVID) GARDNER, and acknowledged that he executed the same as the free act and deed of ROBERT DAVIE (a/k/a DAVID) GARDNER.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 8th day of July 2011.

JANE ANN WHEELER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Jane Ann Wheeler
NOTARY PUBLIC

My commission expires: 5/6/13