03

Realty Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2011

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DIANE K MAIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Derrick D. Caron	MortgageAmerica, Inc.	Parcel ID:
1313 Priest Woods Ct.	P.O. Box 43500	10816020300
Nashville, TN 37214	Birmingham, AL 35243	

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 acknowledged, we

John C. Murray, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Derrick D. Caron

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:

BEING Lot No. 25B, Zone Lot Division, Lots Nos. 24 and 25, Section 2, Revision of Lots 24, 25, and 30 of Section 2 of Lakeview Hills Subdivision, of record in Book 5800, Page 137, as revised in Book 6200, Page 11, and as amended in Book 5200, Page 754, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John C. Murray by deed from Timothy L. Dukeman, of record in Instrument 20061002-0121976, dated September 29, 2006, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 754, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1313 Priest Woods Ct., Nashville, TN 37214

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 my hand this 8th day of July, 2011.

John C. Murray

BILL GARRETT, Davidson County
Trans: T20110045031 DEEDWARR
Recvd: 07/26/11 08:29 2 pgs
Fees: 13.00 Taxes: 136.90
20110726-0056965

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. Murray, 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 and official seal at Salt Lake, Utah, this 8th day of July, 2011.

My Commission Expires: 6/13/15

Notary Public

FABIOLA BOSCAN
Notary Public
State of Utah
Comm. No. 609483
My Comm. Expires Jun 13, 2015