This Instrument Prepared By:
**Thomas I. Bottorff, Attorney-at-Law**
**Watauga Title of Rutherford Co., LLC**
**230 Glenis Drive, Suite 304, Liberty Square**
**Murfreesboro, Tennessee 37129**
from information furnished by the parties

**ADDRESS NEW OWNER:**
Doris E. Walker
1561 Constitution Avenue
Nashville, Tennessee 37207

**SEND TAX BILL TO:**
Lender

**MORTGAGEE:**
PrimeLending, a Plains Capital Company
18111 Preston Road, Suite 900
Dallas, TX 75252

**MAP** 041 06 0A
**PARCEL** 017.00

# 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, **Larry Murphy and Kimberly Murphy, both single persons,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Doris E. Walker, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being **Lot 17, Liberty Place Subdivision**, as shown on plat of record in Instrument No. 20060606-0066841, amended at Instrument No. 20060614-0070620, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Larry Murphy, and Kimberly Murphy, married, by Warranty Deed dated December 27, 2006, from Capitol Homes Inc, a Tennessee Corporation, appearing of record in Instrument No. 20070102-0000288, Register's Office for Davidson County, Tennessee. The said Larry Murphy and Kimberly Murphy are now divorced.

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 **1561 Constitution Avenue, Nashville, Tennessee 37207.**

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, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110046077 DEEDWARR
Recvd: 07/29/11 10:30 2 pgs
Fees:13.00 Taxes:543.90
20110729-0058194

WITNESS OUR HANDS, this the **27th** day of **July, 2011**.

**Larry Murphy**

**Kimberly Murphy**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Larry Murphy and Kimberly Murphy, both single persons**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of July, 2011.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 8/18/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $147,000.00

AFFIANT

Subscribed and sworn to before me on this 27th day of July, 2011.

NOTARY PUBLIC

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12-03-13