File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

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

BILL CARRETT, Davidson County

Trans:T20140022553 DEEDWARR

Recvd: 04/03/14 13:11 2 pgs

Fees:13.00 Taxes:203.50

20140403-0027806

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53304

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ron Cherry P.O. Box 140476 Nashville, TN 37214	New Owner

TAX MAP-PARCEL NUMBERS: 08415006200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$55,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Blaine Murphy and wife, Dottie Lucille Murphy, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Ron Cherry 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. 33 on the Plan of Donelson Meadows, not of record, in the Third Civil District of said County, and described according to a copy of a plan of said Subdivision made by V. W. Turner Company, Engineers, April 25, 1950 as follows:

Said Lot No. 33 is described as beginning at a point in the northerly margin of Revere Place, the common corner of Lots 32 and 33; thence with the line between said Lots, northerly 189.1 feet to a point, a corner of Lot 35; thence with the line between Lots 35 and 33, southeasterly, 96.6 feet to the common northerly corner of Lots 33 and 34; thence with the line between said Lots 33 and 34, southerly 131.5 feet to a point in the northerly margin of Revere Place; thence with the margin of the same westerly 75 feet to the beginning.

Said plan was recorded on December 5, 1950 and subject property is now known as Lot No. 33 on the Plan of Donelson Meadows, of record in Book 1835, Page 35, said Register's Office.

Being the same property conveyed to Ellis M. Murphy and wife, Colleen Moore Murphy by Warranty Deed from J. W. Butts and Joe B. Sullivan, dated November 30, 1950, recorded December 1, 1950 in Book 1912, Page 239, Register's Office for Davidson County, Tennessee. The said Ellis M. Murphy and Colleen Moore Murphy have since died, with Ellis M. Murphy predeceasing Colleen Moore Murphy. By Affidavit of Heirship of record in Instrument No. 20090312-0022540, said Register's Office, Blaine Murphy was established as the heir-at-law of Colleen Moore Murphy. By Quitclaim Deed dated June 4, 2010, recorded June 4, 2010 in Instrument No. 20100604-0043499, said Register's Office, subject property was conveyed to Blaine Murphy and wife, Dottie Lucille Murphy.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Page 35, said Register's Office, which Plan shows an owner's certificate, a 50 foot minimum setback line from Revere Place and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 2204 Revere Place, Nashville, Tennessee 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 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 2nd day of April, 2014.

Blaine Murphy

Dottie Lucille Murphy

State of TENNESSEE
County of DAVIDSON

On this 2nd day of April, 2014 , before me the undersigned authority, personally appeared Blaine Murphy and Dottie Lucille Murphy, 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: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

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 $55,000.00

Affiant

Sworn and subscribed before me this the 2nd day of April, 2014

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary Public