THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15197

BILL GARRETT, Davidson County
Trans:T20150030576 DEEDWARR
Recvd: 04/22/15 15:07 2 pgs
Fees:13.00 Taxes:980.50
20150422-0036094

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 ($265,000.00) DOLLARS, cash in hand paid by REGAL HOMES CO, receipt of which is hereby acknowledged, I, MARGARET F. MCMURRAY and SALLIE MCMURRAY SIMPSON and WILLIAM D. MCMURRAY, III, have bargained and sold, and by these presents do transfer and convey unto the said REGAL HOMES CO, and assigns, a certain tract or parcel of land as follows:

PARCEL ONE: TRACT SIX: Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of N. Hobson's First Addition to Edgefield, now East Nashville, as of record in Book 21, Page 72, Register's Office for Davidson County, Tennessee and in Plat Book 1, Page 57, in Chancery Court for Davidson County, Tennessee.

Said Lot No. 43 fronts 50 feet on the westerly side of South 11th Street, formerly Smith Avenue, and runs back between parallel lines 200 feet to an alley

PARCEL TWO: TRACT EIGHT: Land in Davidson County, Tennessee, being Lot No. 23 on the Map of A.J. Caldwell's Subdivision of Lot No. 3 on the N.H. Hobson Subdivision, as of record in Book 421, Page 78, Register's Office of Davidson County, Tennessee.

Said Lot NO. 23 fronts 71 feet on the easterly side of South 11th Street and runs back between parallel lines, along the north margin of an alley, 161 feet to another alley in the rear.

Being part of the same property conveyed to Margaret F. McMurray, Sallie McMurray Simpson and William D. McMurray, III, as tenants in common by deed from Eve McMurray Maxwell, dated September 30, 2010 and of record in Instrument No. 20101001-0078732, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of South 11th Street (also known as Smith Avenue) and an alley.

This conveyance is subject to all matters as shown on plat of record in Book 21, Page 72, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said REGAL HOMES CO, its successors and assigns, forever. And I do covenant with the said REGAL HOMES CO, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2015 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever

defend the title to said land to the said REGAL HOMES CO, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 13th day of April, 2015.

MARGARET F. MCMURRAY

SALLIE MCMURRAY SIMPSON

WILLIAM D. MCMURRAY, III

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, MARGARET F. MCMURRAY and SALLIE MCMURRAY SIMPSON and WILLIAM D. MCMURRAY, III, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 13th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: June 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 13th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 1/12/2019

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 01-05-2019

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Tax Map 094010011.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
REGAL HOMES CO
290 Ed Harris Rd
Ashland City, TN 37015