This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217 BOOK 9293 PAGE 229
(615) 361-6679

ADDRESS NEW OWNER:
Joseph H. Morton Jr. and Malisha Morton
304 Scotts Creek Place
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

MAP AND PARCEL:
MAP 75-12A
PARCEL 27
4D-92117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Carl W. Groves Jr. and wife, Rogetta J. Groves, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph H. Morton Jr. and wife, Malisha Morton, as tenants by the entirety, 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. 27, Revised Cedar Creek, Phase One, of record in Book 6900, Page 848, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Carl W. Groves Jr. and wife, Rogetta J. Groves, by deed from Larry Powell and wife, Carol Powell of record in Book 7987, Page 160, Register's Office for Davidson County, Tennessee.

Jaynie Groves and Rosetta J. Groves is one in the same person.

This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7768, Page 238, and amended in Book 7945, Page 901; By-Laws in Book 7768, Page 258; Charter in Book 8414, Page 69; and Restrictions in Book 6777, Page 53, Register's Office, Davidson County, Tennessee.

This conveyance is subject to utility anchor easement and minimum building setback lines of record in Book 6900, Page 848, said Register's Office.

This is improved property known as 304 Scotts Creek Place, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph H. Morton Jr. and wife, Malisha Morton, their heirs and assigns, forever; and we, Carl W. Groves Jr. and wife, Rogetta J. Groves 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9293 PAGE 230

Witness our hands this the 28th day of March, 1994.

Carl W. Groves Jr.

Rogetta J. Groves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carl W. Groves Jr. and wife, Rogetta J. Groves the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 7-1-97

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 73,000.00.

AFFIANT

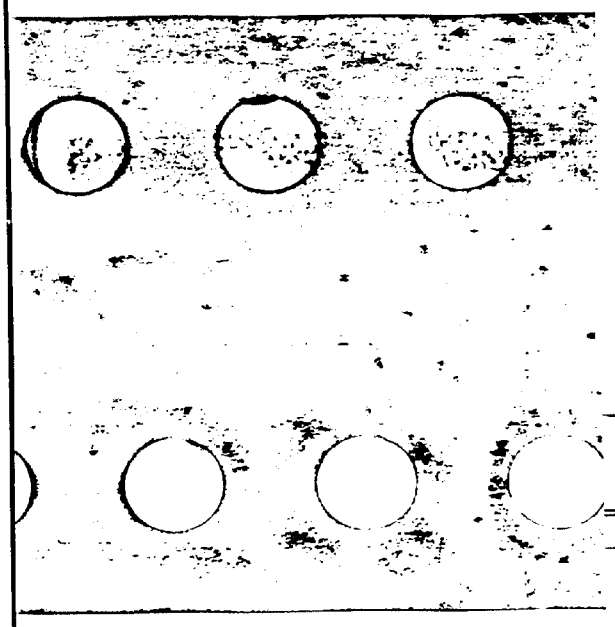
Subscribed and sworn to before me this 28th day of March, 1994.

NOTARY PUBLIC
My Commission Expires: 7-1-97

32831
IDENTIF. & REFERENCE

94 MAR 29 AM 11:18
REGISTER
DAVIDSON COUNTY, TN.

7305 03/29 0101 03CHECK 279.10



OFFICIAL RECEIPT
FELIX Z WILSON. II
REGISTER OF DAVIDSON COUNTY
NASHVILLE. TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9293 PAGE 231

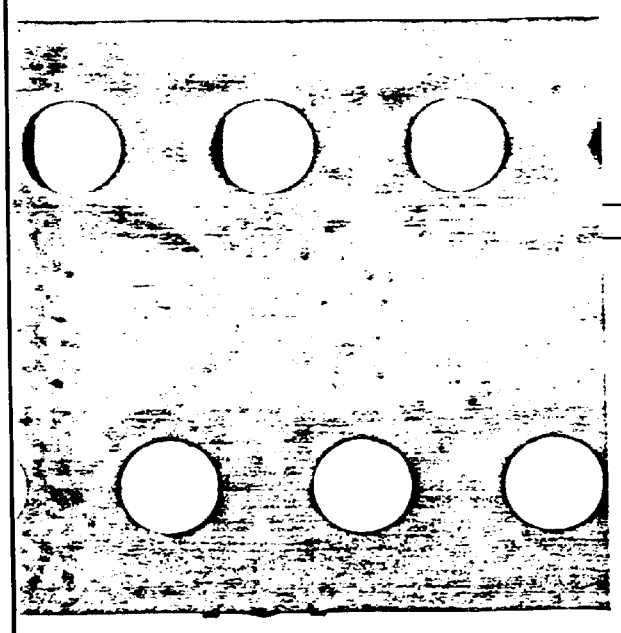
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	73000.00
			CON TX	270.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	279.10
			CHECK	279.10

03/29/94 01 11:19 0001 7305



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32831

IDENTIF. & REFERENCE

94 MAR 29 AM 11 18

REGISTER
DAVIDSON COUNTY, TN.

No. 772600