File Box #24

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

BOOK 10163 PG 878

ADDRESS NEW OWNER:
Kelly Vincent Morse and Kathy LeAnne Burnett
2904 Chapelwood Drive
Hermitage, TN 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
Trans Financial Bank TN, NA
814 Church Street
Nashville, TN 37202

MAP AND PARCEL:
MAP 86-14-B
PARCEL 44
04D92286

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, Gregory C. Comer and wife, Wanda Comer, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kelly Vincent Morse and wife, Kathy LeAnne Burnett, 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:

LAND in Davidson County, Tennessee, being Lot 136 on the Revised Final Plat, Fleetwood Subdivision, Phase One, of record in Plat Book 6900, Pages 465 & 466, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gregory C. Comer, by deed from Ken Lokey Homes, Inc., a Texas Corporation of record in Book 7642, Page 834, Register's Office for Davidson County, Tennessee.

Wanda Comer herein joins to convey any and all rights and interests she may have, if any.

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

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7170, Page 987; By-Laws in Book 7171, Page 4; and Charter in Book 7114, Page 370, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easements, and minimum building setback lines, of record in Plat Book 6900, Pages 465 & 466, said Register's Office.

This conveyance is subject to Storm Water Detention Agreement of record in Book 7107, Page 408, said Register's Office.

This is improved property known as 2904 Chapelwood Drive, 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 Kelly Vincent Morse and wife, Kathy LeAnne Burnett, their heirs and assigns, forever; and we, Gregory C. Comer and wife, Wanda Comer 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 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 10163 PG 879

Witness our hands this the 21st day of August, 1996.

Gregory C. Comer

Gregory C. Comer

Wanda Comer

Wanda Comer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gregory C. Comer and wife, Wanda Comer 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 21st day of August, 1996.

Dixie Seagraves

NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 101,500.00.

Kathy LeAnne Burnett

AFFIANT

Subscribed and sworn to before me this 21st day of August, 1996.

Dixie Seagraves

NOTARY PUBLIC

My Commission Expires: 3-21-98

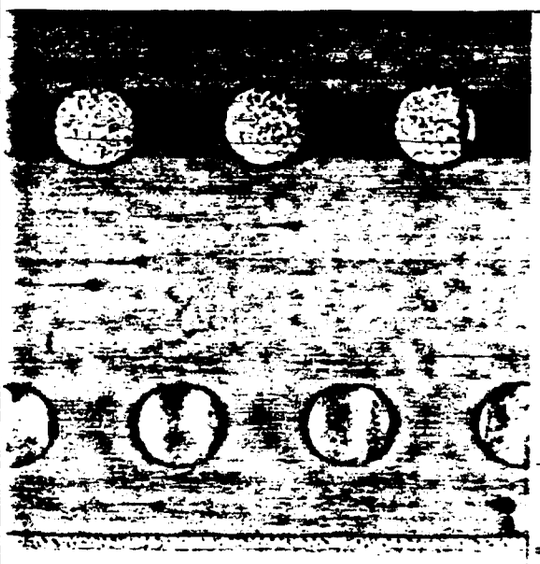
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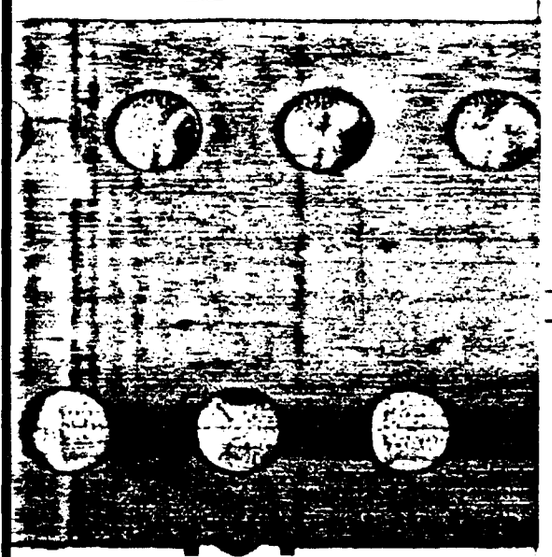
IDENTIFICATION REFERENCE

96 AUG 22 AM 9:20

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

9572 08/22 0101 03CHECK 384.55





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

RECEIVED OF _____

FOR _____

BOOK 10163 PG 880

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAPIT	
				101500.00
			CON TX	375.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	384.55
			CHECK	384.55
08/22/96	01		09:23 0001	9572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216924
IDENTIF. # REFERENCE

96 AUG 22 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022129