BOOK 10722 PG 820 Book 1

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,901.00

Donald Burton Morgan II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 1997.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

My Commission Expires Oct. 9, 1999

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald Burton Morgan II | North American Mortgage Company | 87-5A-91 |
| (NAME) 5809 Avalon Court | (NAME) 3883 Airway Drive | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Santa Rosa,California 95403 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY F. DALY, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD BURTON MORGAN II AND WIFE SUZANNE ROCHELLE MORGAN** 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 No. 119 on the Plan of Farmingham Woods Phase II Section 2, a Planned Unit Development of record in Plat Book 7900, Page 424, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel A. Daly and wife Mary F. Daly by deed of record in Book 9055, Page 238, Register's Office for Davidson County, Tennessee.

Daniel A. Daly having since died.

This instrument is executed on behalf of Mary F. Daly by Terry DeSelms as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10722 Page 819, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record. 12/16 0101 03CHECK 415.64

This is improved ( X ) property, known as 5809 Avalon Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th day of December, 1997.

IDENTIF. ↑ REFERENCE 0380667

97 DEC 16 PM 2:07 LIX ... DAVIDSON COUNTY, TN.

Mary F. Daly
By: Terry DeSelms, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

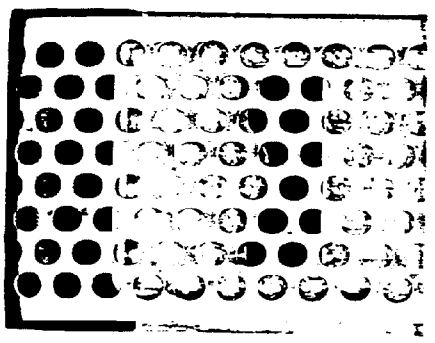
On this 12/9/97 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Mary F. Daly, and acknowledged that he executed the same as the free act and deed of the said Mary F. Daly, through Power of Attorney granted him, by the said Mary F. Daly.

Lori Holloway
Notary Public

Commission Expires:

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires Oct. 9, 1999



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

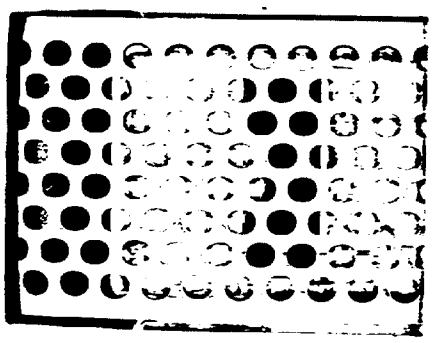
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10722 PG 821

| 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 |
|---|---|---|---|---|



CAMT 109901.00
CON TX 406.64
PRFEE 1.00
WDEED 8.00
TOTAL 415.64
CHECK 415.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/16/97 01 14:06 0001 1726

0380667
IDENTIF. ↑ REFERENCE

97 DEC 16 PM 2:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1232481