**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00

Martha A Burton
Affiant

Subscribed and sworn to before me, this _____ day of February 1999

Mitchell A Watts
Notary Public

My Commission Expires: 4-24-2001

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| MORRIS-WISE CONSTRUCTION, L.L.C.<br>1408 Elmwood Avenue<br>Nashville, Tennessee 37212 | Morris-Wise Construction, LLC<br>2200 Harding Place, Suite 8<br>Nashville, Tennessee 37215 | MAP 105-13<br>PARCEL 110 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY FIVE THOUSAND AND NO/100---------- ($ 35,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, MARTHA A. BURTON AND ROBERT D. HUBER, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MORRIS-WISE CONSTRUCTION, L.L.C. hereinafter called the Grantee, its successors & assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly half of Lot No. 68 on the Plan of Belmont Land Company's Property called "Belmont Heights" of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Martha A. Burton and Robert D. Huber, as joint tenants with right of survivorship, by deed from Jimmy T. Davis of record in Book 9730, page 527, Register's Office for Davidson County, Tennessee.

05488589
IDENTIF. & REFERENCE

99 FEB 12 AM 10: 13
WILL CARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5402 02/12 0101 03CHECK 140.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property known as 1408 Elmwood Avenue, Nashville, Tennessee 37212

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, its successors and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Co.'s Property called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, its successors & assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 11th day of February, 19 99.

Martha A Burton
MARTHA A. BURTON

Robert D. Huber
ROBERT D. HUBER

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARTHA A. BURTON AND ROBERT D. HUBER, BOTH UNMARRIED, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of February, 1999.

Mitchell A Watts
Notary Public

My Commission Expires: September 29, 2001

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11339 PAGE 212

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

0548589
IDENTIF. ↑ REFERENCE

99 FEB 12 AM 10: 14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 35000.00 |
| CON TX | 129.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 140.50 |
| CHECK | 140.50 |

02/12/99 01 10:13 0001 5402

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1424673