WARRANTY DEED

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires APRIL 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia L. Morgan (NAME)	First Republic Mortgage (NAME)	51-2-58
320 Westchester Drive (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	11D 07944
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Marshall Lynn Dennison and Thomas Michael Dennison and Angela Claire Dennison , Devisees for the Last Will and Testament of Thomas M. Dennison HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia L. Morgan and husband, David C. 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. 25 on the Plan of Holiday Hills, Section 2, as of record in Book 3700, page 19, Register's Office for said County.

SAID Lot No. 25 fronts 122.49 feet on the easterly side of Westchester Drive and extends back 404.5 feet on the northerly line and 405.3 feet on the southerly line to a dead line, measuring 105.90 feet thereon.

Being the same property conveyed to Thomas M. Dennison and wife, Juanita M. Dennison by deed from Castleman Construction Company, a Tennessee corporation, of record in Book 4069, page 914, Register's Office, Davidson County, Tennessee. The said Juanita M. Dennison predeceased the said Thomas M. Dennison who has since died testate on March 20, 1999, devising said property to his three children the said Marshall Lynn Dennison, Thomas Michael Dennison and Angela Claire Dennison pursuant to the terms of his Last Will and Testament of record in the Probate Court of Davidson County, Tennessee, Docket No. 99P-613.

Subject to restrictions of record in Book 3927, page 917 said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 320 Westchester Drive, Madison, Tennessee 37115
(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 and 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 our hand s this 30th day of September 1999

Marshall Lynn Dennison

Angela Claire Dennison

Thomas Michael Dennison

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 Marshall Lynn Dennison and Thomas Michael Dennison and Angela Claire Dennison, Devisees for the Last Will and Testament of Thomas M. Dennison, the bargainor, 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 at Goodlettsville, Tennessee, this 30th day of September 1999.

Commission expires APRIL 29, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

MAIL EW.
99 OCT -5 PM 1:09
RECEIVED
REGISTER
DAVIDSON CO., TN.
06432210

LEGAL DESCRIPTION CONTINUATION

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5594, page 614, said Register's Office.

0259 10/05 0101 03CHECK $23.65

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11690 PAGE 481

0643210

IDENTIFICATION & REFERENCE

99 OCT -5 PM 1:09

DAVIDSON COUNTY, TN.

CAMT	164500.00
CON TX	608.65
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	623.65
CHECK	623.65

10/05/99 01 13:12 0001 6259

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524141