Prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

63

TN I 3377

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $145,000.00

Rebecca Montgomery
Affiant

Subscribed and sworn to before me, this 9th day of December, 1999.

My commission expires: 8-12-03

Notary Public

CHRISTINE R. ROLLER NOTARY PUBLIC LARGE WILSON COUNTY, TENNESSEE

Instr:200002180016412 Page: 1 OF 2
REC'D FOR REC 02/18/2000 9:55:44AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $536.50

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
1216 NEWLODGE COURT ANTIOCH, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 149-09-0/249.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

BUTLER CONSTRUCTION, LLC

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

KEEVIN MORGAN AND ANTOINETTE MORGAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT 7 ON THE PLAN OF HUNTERS RUN, SECTION ONE, OF RECORD IN PLAT BOOK 9700, PAGE 341, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BUTLER CONSTRUCTION, LLC, BY QUIT CLAIM DEED FROM BUTLER DEVELOPMENT, LLC, DATED DECEMBER 4, 1997, AND RECORDED DECEMBER 8, 1997 IN BOOK 10713, PAGE 179, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 1216 NEWLODGE COURT, ANTIOCH, TN

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 9th day of December, 1999.

_____ Jerry Butler mowyer

_____ _____

State of Tennessee
County of Davidson

On this 9th day of December, 1999, before me personally appeared Jerry Butler to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires:

8-12-03

CHRISTINE R. ROLLER NOTARY PUBLIC WILSON COUNTY, TENNESSEE

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.