THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***95,000.00

Tracy L. Morgan
Affiant

Subscribed and sworn to before me this 28th day of July, 2000.

Notary Public

My Commission Expires: 3/24/01

ADDRESS OF NEW OWNER

PAUL L. MORGAN
TRACY L. MORGAN
GLENACE E. MORGAN
2724 Wellman Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO

Southeastern Mortgage
115 29th Ave. South
Nashville, TN 37212

MAP & PARCEL NOS.

MAP 96-13
PARCEL 16

Instr:200007310075290 Page: 1 OF 2
REC'D FOR REC 07/31/2000 1:29:39PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $351.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY FIVE THOUSAND AND 00/100 DOLLARS ($***95,000.00), cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, I, DOUGLAS J. SMITH, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto PAUL L. MORGAN and wife, TRACY L. MORGAN, a 1/2 undivided interest and unto GLENACE E. MORGAN, a 1/2 undivided interest, 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:

BEING Lot No. 4 on the Plan of Perry Heights of record in Book 2900, page 18, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 68.0 feet on the north side of Wellman Drive and runs back 178.4 feet on the east line and 175.0 feet on the west line to a dead line in the rear on which it measures 75.0 feet.

BEING the same property conveyed to Douglas Jay Smith by deed from James Michael Mundy and Lisa Kay Mundy of record in Book 9890, page 321, Register's Office for Davidson County, Tennessee.

KRISTI SMITH, spouse of Douglas Jay Smith, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 2724 Wellman Drive, Nashville, Tennessee 37214.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a 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.

2. Matters, if any, shown on the plan of Perry Heights of record in Book 2900, page 18, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of July, 2000.

DOUGLAS JAY SMITH

KRISTI SMITH

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 DOUGLAS JAY SMITH and KRISTI SMITH, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2000.

Notary Public

My Commission Expires: 9/29/01

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