PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 41807
Dav. Co. File: Box 8

Instr:20000815008062l Page: 1 OF 2
REC'D FOR REC 08/15/2000 10:09:02AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1073.00

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Howard Morrison Kristen Cox Morrison 6124 Chickering Court Nashville, TN 37215	First Horizon Home Loan Corp. 10741 King William Drive Dallas, TX 75220

TAX MAP-PARCEL NUMBERS: 144-10-047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 290,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael L. Duke and spouse, Kathleen R. Duke,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Howard Morrison and spouse, Kristen Cox Morrison,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 53 on the Plan of Chickering Valley of record in Plat Book 2331, pages 121, 122 & 123, amended in Book 3283, page 9, Register's Office for said County.

SAID Lot No. 53 fronts 148 feet on the easterly margin of Chickering Court and extends back 400 feet on the northerly line and 188 feet on the southerly line to a dead line in the rear, measuring 311 feet thereon.

BEING the same property conveyed to Michael L. Duke and wife, Kathleen R. Duke by deed from William Allen Stegall, unmarried of record in Book 8184, page 801, re-recorded in Book 8193, page 567, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331, Page 121, 122 & 123, as amended in Book 3283, page 9, said Register's Office, which Plan shows a 150 foot minimum building setback line from Chickering Court as amended to 140 feet by instrument of record in Book 3283, page 9 and Book 3283, page 437 said Register's Office and 10 foot easement for public utility purposes along the rear and southerly side line(s), and a 2.5 x 30 foot utilty anchor easement located on the northwesterly front corner of lot.

This is improved property, known as: 6124 Chickering Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of August, 2000.

Michael L. Duke **Kathleen R. Duke**

State of Tennessee
County of Williamson

On this 11th day of August, 2000, before me the undersigned authority, personally appeared **Michael L. Duke** and **Kathleen R. Duke**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2003

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 290,000.00

Affiant

Sworn and subscribed before me on the 11th day of August, 2000.

My Commission Expires: 6-16-04 Notary Public

NOTARY PUBLIC AT WILLIAMSON CO. TENN.