STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00.

Carl D Walker
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of December, 2000.

Notary Public

My Commission Expires: 9/1/2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/03/01 10:12 2pgs
Fees:11.00 Taxes:506.90
20010103-0000866

ADDRESS NEW OWNER(S) AS FOLLOWS:
James W. Morrow and Lisa M. Morrow
318 Shepherd Hills Drive
Madison, TN 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 034-07-0-013.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carl D. Walker, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **James W. Morrow and wife, Lisa M. Morrow** hereinafter referred to as 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 the 10th Civil District of Davidson County, tennessee being Lot NO. 81 on the Plan of Shepard Hills, Section II as of record in Book 2900, page 12, Register's Office for said County.

Being the same property conveyed to Carl D. Walker, unmarried by deed from Bernard G. Ellis, Jr. and wife, Jean Jackson Ellis by instrument of record in Book 10575, page 263, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2900, Page 12, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2452, Page 41, Register's Office for Davidson County, Tennessee.

Easement for Sewer of record in Book 4224, page 202, said Register's Office.

Easement for Storm/Sewer of record in Book 8339, page 267, said Register's Office.

County and/or City taxes for the year 2000 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 318 Shepherd Hills Drive, Madison, TN 37115.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 27th day of December, 2000.

Carl D. Walker

Carl D. Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl D. Walker, an unmarried man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of December, 2000.

Notary Public

9-11-2001

My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

02653-ST