WARRANTY DEED

Record & Return To:
Southern Title Services, LLC
Three Maryland Farms, STE 150

Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Kimberley A. Barry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th Day of March, 2001

Notary Public

MY COMMISSION EXPIRES: 1/24/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marguerite E. Mills and Lillian R. Trexler, as Joint Tenants with Rights of Survivorship	Chase Manhattan Mortgage Corporation	95-16-27
(NAME) 2703 Nodyne Drive	(NAME) 5409 Maryland Way, STE 202	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ronald Morgan, a single person**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Marguerite E. Mills and Lillian R. Trexler, as Joint Tenants with Rights of Survivorship** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land being in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 56 on the Plan of Perry Heights, Tennessee, of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald Morgan, by Warranty Deed of record in Book 10901, page 884, Register's Office for Davidson County, Tennessee.

Subject to Restrictions, building lines and Easements of record in Book 2928, page 445, Register's Office for Davidson County, Tennessee and subject to all matters shown on plat recorded in Book 2900, page 18, Register's Office fo Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 2703 Nodyne Drive Nashville TN 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE($) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 30th Day of March, 2001.

Davidson County DEEDWARR
Recvd: 04/03/01 14:51 2pgs
Fees:11.00 Taxes:388.50
20010403-0032281

Ronald Morgan
Ronald Morgan

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Ronald Morgan , who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th Day of March, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/24/05

