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Realty
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

Davidson County DEEDWARR
Recvd: 05/08/01 10:36 2pgs
Fees:11.00 Taxes:410.70
20010508-0047328

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $111,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2001.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric Lautenbach	Bank of America, N.A.	095-01-O
2121 June Drive	2059 Northlake Parkway	057.00
Nashville TN 37214	Tucker, GA 30084	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Samuel McCorkle Morrison, Jr. and Martha Gellin, as devisees under the Last Will and Testament of Leota Tarpley Morrison, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eric Lautenbach, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 23, Map of Donelson Hills Subdivision, as shown on plan of record in Plat Book 2331, page 22 and 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel M. Morrison and wife, Leota T. Morrison by deed from Donelson Home Builders, Inc., dated 2/21/56 and recorded 2/21/56 in Book 2493, page 195, Register's Office for Davidson County, Tennessee. The said Samuel M. Morrison and Leota T. Morrison, now being deceased. The Last Will and Testament of Leota Tarpley Morrison of record in Will Book 230, page 829, in the Davidson County Probate Clerk's Office, Case No. 99P-1666, devised said property to Samuel McCorkle Morrison, Jr. and Martha Gellin.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2121 June Drive, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 April, 2001.

Samuel McCorkle Morrison, Jr.

Martha Gellin by: Samuel McCorkle Morrison, Jr. Attorney in Fact

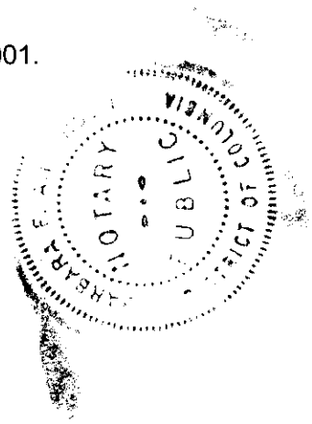
DISTRICT OF COLUMBIA

Personally appeared before me, the undersigned, a Notary Public in and for the District of Columbia, Samuel McCorkle Morrison, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand in District of Columbia., this 27th day of April, 2001.

Barbara E. Anderson
Notary Public

My Commission expires : 5-31-01



DISTRICT OF COLUMBIA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel McCorkle Morrison, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Martha Gellin and that he is authorized by Martha Gellin to execute this instrument on her behalf.

Witness my hand and official seal at District of Columbia this 27th day of April, 2001.

5-31-01
Commission expires

Barbara E. Anderson
Notary Public

