Davidson County DEEDWARR
Recvd: 07/02/01 16:44 2pgs
Fees:13.00 Taxes:554.91

20010702-0070022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,977.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of June, 2001.

Notary Public

My Commission Expires: 11-30-2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert Morelli
2869 Call Hill Road
Nashville, Tennessee 37211

SEND TAX BILLS TO:
CTX MORTGAGE COMPANY
P. O. BOX 199077
DALLAS, TX 75219-9077

MAP-PARCEL NUMBERS:
Map/Parcel 172-15-A 13.00 CO

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, **Laura J. Kendall, an unmarried woman,** hereinafter referred to as Grantors, hereby transfer and convey to **Robert Morelli,** 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 Davidson County, Tennessee, being Lot No. 13 on the Plan of Holt Woods, Section One, of record in Plat Book 7900, Page 878 and 879, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Laura J. Kendall, unmarried by Deed from Gregory G. Garrison and wife, Kristen L. Garrison of record in Book 10595, Page 368, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2001 are a lien, not currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2869 Call Hill Road, Nashville, Tennessee 37211.

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 29th day of June, 2001.

Laura J. Kendall

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 Laura J. Kendall, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2001.

Notary Public

10/22/01
My Commission Expires