FILE NO. SP39935
FILE BOX "7"

THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Road, #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $310,000.00 Affiant Subscribed and sworn to before me, this 13th day of July, 2001. Notary Public My Commission Expires: My Commission Expires NOV. 22, 2001

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. EDWARD ELGEN	S A M E	MAP 117-13
4013 Vailwood Drive		PARCEL 40
Nashville, Tennessee 37215		FB# 7DA41900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MICHAEL A. MORRISSEY AND WIFE, EMILY S. MORRISSEY, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to EDWARD ELGEN AND WIFE, SARA ELGEN, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4013 Vailwood Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of July, 2001.

Davidson County DEEDWARR
Recvd: 07/24/01 14:21 2pgs
Fees:13.00 Taxes:1147.00
20010724-0078476

MICHAEL A. MORRISSEY

EMILY S. MORRISSEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL A. MORRISSEY AND EMILY S. MORRISSEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2001.

My Commission Expires My Commission Expires NOV. 22, 2001

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Part Three Wallace Subdivision, as of record in Plat Book 1130, page 82, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael A. Morrissey and wife, Emily S. Morrissey by deed from Constantine Tsinakis and wife, Annell St. Charles of record in Book 11562, page 312, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 82, said Register's Office.