box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF July , 2001

Notary Public

MY COMMISSION EXPIRES: 3/10/03
(AFFIX SEAL)

BETTY HODGES NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Morgan (NAME)	Bank of America (NAME)	MAP 161-10
5345 Hunters Ridge (ADDRESS)	2059 Northlake Parkway (ADDRESS)	GROUP A
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	PARCEL 118.00-CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James M. Bernal, Jr. and wife, Manuela Robin Bernal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Morgan and wife, Anna C. Morgan

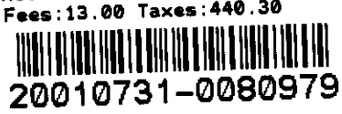
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, BEING Lot No. 136 on the Plan of Villages of Brentwood, Phase Two, A Planned Unit Development, of record in Plat Book 6250, page 169, Surveyor's Certificate of Correction in Book 8484, Page 140, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James M. Bernal, Jr. and wife, Manuela Robin Bernal, by deed from Samuel H. McCrary, III and wife, Jerilyn Powell McCrary, of record in Book 10434, Page 66, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6250, page 169, amended in Book 8484, Page 140; Declaration of Covenants, Conditions & Restrictions of record in Book 6143, Page 11; amended in Book 6398, Page 495; Book 6852, Page 497; Book 7207, Page 251 & Book 8507, Page 831; Charter of record in Book 6158, Page 352; Book 7599, Page 914; Book 7925, Page 41; Book 7936, Page 332; Book 8152, Page 927; Book 8163, Page 593; Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/31/01 11:24 2pgs
Fees:13.00 Taxes:440.30



20010731-0080979

unimproved ( )
This is improved (X) property, known as 5345 Hunters Ridge, Nashville, Tennessee 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 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 our hand s this 26th day of July , 2001

James M. Bernal, Jr.

Manuela Robin Bernal

Manuela Robin Bernal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Bernal, Jr. and wife, Manuela Robin Bernal

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of July 2001.

Commission expires 3/10/03

BETTY HODGES NOTARY PUBLIC AT LARGE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

James M. Bernal, Jr. and wife, Manuela Robin Bernal

TO

David M. Morgan and wife, Anna C. Morgan

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027