Davidson County DEEDWARR
Recvd: 02/27/02 13:59 2pgs
Fees:13.00 Taxes:516.15
20020227-0025089

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL TO:	MAP-PARCEL NO.
Naomi R. Higginbotham 3626 West End Avenue, #F-106 Nashville, Tennessee 37205	CTX Mortgage Company 216 Centerview Dr. Suite #233 Natchez Building Brentwood, TN 37027	Map 104-9-H Parcel 6 CO

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **DEWEY MORRIS , JR.** ("Grantor"), unmarried, has bargained and sold, and by these presents does transfer and convey to **NAOMI R. HIGGINBOTHAM**, ("Grantee"), her heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> LAND being Unit F-106, together with the appurtenant interest in the common elements of Richland House Condominiums, a Horizontal Property Regime established by Master Deed of record in Book 7380, page 470, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Dewey Morris, Jr., an unmarried person, by Deed from Kathy A. McPherson Mason, a married person, of record in Book 11460, page 841, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Master Deed Establishing Richland House Condominiums of record in Book 7380, page 470, Register's Office for Davidson County, Tennessee, as amended in Book 11545, page 870, Instrument No. 200003310032315, Instrument No. 200004030032872 and Instrument No. 20010614-0062797, Register's Office for Davidson County, Tennessee.

(2) By-Laws of Richland House Condominiums Homeowners Association of record in Book 7380, page 495, Register's Office for Davidson County, Tennessee, as amended in Book 8708, page 501, said Register's Office.

(3) Limited Power of Attorney of record in Book 10560, page 757, Register's Office for Davidson County, Tennessee.

(4) Subject to lien for special assessments contained in the Master Deed.

(5) Rights of others in and to the common areas/elements.

This is improved property commonly known as 3626 West End Avenue, #F-106, Nashville, Tennessee 37205.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 25th day of February, 2002.

Dewey Morris, Jr.

By: _____
Rick French, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rick French, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the ATTORNEY-IN-FACT of Dewey Morris, Jr., and is authorized by him to execute this instrument on behalf of him.

WITNESS my hand, at office, this 25th day of February, 2002.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,500.00.

Affiant

Sworn to and subscribed before me this 25th day of February, 2002.

Notary Public

My Commission Expires: Jan 31, 2004

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN 31, 2004