THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18732**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Polly Brecht Affiant Subscribed and sworn to before me this 28th day of February, 2002. Notary Public My Commission Expires:

SEAL: GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: POLLY PURCELL BRECHT 243 37th Ave. North Nashville, Tennessee 37209	**Send Tax Bills To:** CHASE MANHATTAN MORTGAGE CORPORATION 5409 Maryland Way Brentwood, Tennessee 37027	**Tax Information:** MAP 92-13 PAR 319 FB 11W80115

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, RICKY L. MORRIS, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to POLLY PURCELL BRECHT, UNMARRIED, ("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 243 37TH AVE. NORTH, NASHVILLE, TENNESSEE 37209.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2002.

Ricky L. Morris
RICKY L. MORRIS

Davidson County DEEDWARR
Recvd: 03/05/02 11:43 2pgs
Fees:13.00 Taxes:555.00

20020305-0027405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RICKY L. MORRIS, 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 therein contained.

SEAL: GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand, at office, this 28th day of February, 2002.

My Commission Expires: My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 93 and the northerly 5 feet of Lot No. 94 on Shields New West Nashville Plan of Lots, as of record in Book 57, page 77, Register's Office for said County, and a strip of ground lying between the east line of Lot 93 and part of Lot No. 94 and the West line of 37th Avenue North, formerly New Pilcher Street, as follows:

Said Lot No. 93 and part of Lot No. 94 and said strip of ground in front of same front 55 feet on the westerly side of 37th Avenue North, formerly New Pilcher Street and run back between parallel lines 275 feet more or less to an alley.

Being the same property conveyed to Ricky L. Morris by deed from John E. Murphy, a single person and Danny Murphy, a single person of record in Book 9525, page 463, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 57, page 77, said Register's Office.