PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: ST Title No: 43377

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/19/02 14:27 3pgs
Fees:18.00 Taxes:279.35
20020419-0049094

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Eddie Keith Morris 2219 Pinewood Road Nashville, Tennessee 37216	Suntrust Bank P.O. Box 305110 Nashville, Tennessee 37230

TAX MAP-PARCEL NUMBERS: 072-08-120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$75,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth G. Cole Lipa, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eddie Keith Morris** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Dalewood, Section I of record in book 1424, Page 108, Register's Office for said County.

Said Lot No. 56 fronts 80.6 feet on the easterly margin of Pinewood Road and extends back 147.3 feet on the northerly line and 147.6 feet on the southerly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Elizabeth G. Cole, unmarried by deed from George W. McPherson and spouse, Clynell McPherson and Shana Michelle Jones, unmarried of record in Book 10058, Page 155, Register's Office for Davidson County, Tennessee.

Steven Lipa, spouse of Elizabeth Cole Lipa, joins in conveying any interest he might have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 108, said Register's Office, which Plan shows a 60 foot minimum building setback line from Pinewood road and a 10 foot easement for ;public utility purposes along the rear line(s).

This instrument is executed on behalf of Elizabeth G. Cole Lipa and Steven Lipa. by Elizabeth Gregory as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 2219 Pinewood Road, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of April, 2002 .

Elizabeth G. Cole Lipa by Elizabeth Gregory

Elizabeth G. Cole Lipa By:Elizabeth Gregory, Atty-in-Fact

Steven Lipa by Elizabeth Gregory

Steven Lipa,. By:Elizabeth Gregory, Atty-in-Fact

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 , **Elizabeth Gregory** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Elizabeth G. Cole Lipa and Steven Lipa**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 2002

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $75,500.00

Eddie Keith Morris

Affiant

Sworn and subscribed before me this 17th day of April, 2002

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

EXHIBIT "A"

To

Warranty Deed

FROM: Elizabeth G. Cole Lipa and and Steven Lipa.

TO: Eddie Keith Morris

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Elizabeth Gregory, Affiant

Sworn to and subscribed before me this 17th day of April, 2002

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires 7/28/2003