FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 20 02

Notary Public

MY COMMISSION EXPIRES: 3/29/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas P. Depies	Mortgage Resources, Inc.	MAP 96-5
(NAME)	(NAME)	
216 Cumberland Circle	404 BNA Dr., Suite 400, Bldg.200	PARCEL 4
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Dillard Morgan and Whitney Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas P. Depies and wife, Mary Paula Depies

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, Tennessee, being a part of Lot No. 2 on the Plan of Bluefields, a Re-Subdivision of part of Lot No. 96 as of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee, of record in Book 2330, Page 119, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly margin of Cumberland Circle, being the common corner of Lots Nos. 2 and 3 on said plan; thence with the margin of said street 108 feet to a point in the margin of said street, being 2 feet north of the line between Lots Nos. 1 and 2 on said plan; thence westwardly 168.1 feet to a point in the line between Lots Nos. 2 and 4, being 2 feet north of the line between Lots Nos. 1 and 2; thence along the line between Lots Nos. 2 and 4 100.8 feet to a concrete monument; thence with the line between Lots Nos. 2 and 3, 120 feet to the point of beginning.

Being the same property conveyed to Oscar Whitney Morgan by Deed of record in Book 3098, Page 281, Register's Office for Davidson County, Tennessee. Oscar Whitney Morgan died devising a Life Estate to Mossie Jackson Morgan and a Remaindermen to his two sons, James Dillard Morgan and Whitney Morgan. The said Mossie Jackson Morgan died December 4, 2001. See Will of record in Will Book 92, Page 172, in Probate Court of Davidson County, Tennessee and recorded

CONTINUED

unimproved ( )
This is improved (X) property, known as 216 Cumberland Circle, Nashville, TN 37214
(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 15th day of July, 20 02

James Dillard Morgan

Whitney Morgan

Davidson County DEEDWARR
Recvd: 07/18/02 15:48 3pgs
Fees:18.00 Taxes:481.00

20020718-0086958

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ _____

Notary Public

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Dillard Morgan, 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.

Witness my hand and official seal at Randolph AFB, Texas, this 12th day of July, 2002.

My Commission Expires: May 29, 2005
REGINA L. STUMPO
MY COMMISSION EXPIRES
May 29, 2005

Regina L. Stumpo

STATE OF NORTH CAROLINA
COUNTY OF Craven

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Whitney Morgan, 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.

Witness my hand and official seal at New Bern, North Carolina, this 13th day of July, 2002.

My Commission Expires: 5/17/04

P. Michelle Brown

P. MICHELLE BROWN
NOTARY
PUBLIC
COUNTY, N.C.

LEGAL DESCRIPTION CONTINUATION

FILE BOX 45

in Instrument 20020507-0055954, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees and 2) Sanitary Sewer Easement of record in Book 4839, Page 4, said Register's Office.