40-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $117,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 7/26/03

(AFFIX SEAL)

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte Ann Morrison, unmarried	Home Financial Group, LLC	Map: 148-02-47.00
(NAME) 3410 Luna Court	(NAME) Three Maryland Farms, Suite 155	Parcel:
(ADDRESS) Nashville TN 37211-4115	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID B. HILL AND WIFE, ANGELA LOUISE HILL, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto CHARLOTTE ANN MORRISON, UNMARRIED, hereinafter called the GRANTEE, her 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 all of Lot No. 87, Plan of Luna Heights, Section Three, as shown by plat appearing of record in Plat Book 2900, page 138, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to David B. Hill by Warranty Deed of record in Book 9180, page 95, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 3182, page 244; Agreement for Dedication of Sanitary Sewers and/or Storm Drainage Granted to Metropolitan Government of Nashville in Book 6177, page 449; and, any and all matters as shown on plat of record in Plat Book 2900, page 138; all in the Register's Office for Davidson County, Tennessee.

Angela Louise Hill, spouse of David B. Hill, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s). The said Angela Louise Hill and Angela L. Hill are one and the same person.

Unimproved ( )
This is improved (X) property, known as 3410 Luna Court, Nashville, TN 37211-4115
(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 GRANTEE, her heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hands this 19th day of August, 2002.

David B. Hill

Angela Louise Hill

Davidson County DEEDWARR
Recvd: 08/26/02 15:46 2pgs
Fees:13.00 Taxes:436.23

20020826-0103171

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared David B. Hill and wife, Angela Louise Hill who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of August, 2002.

Jennifer R. Peters

Notary Public

My Commission Expires: _____

(SEAL)

JENNIFER R. PETERS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN. 29, 2005

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129