184985P

RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/02 16:13 2pgs
Fees:13.00 Taxes:355.20
20020903-0106181

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $96,000.00.

Ricky Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF SEPTEMBER, 2002.

J. Michael Morgan
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18498

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
4673 Fanning Drive Antioch, TN 37013	SAME	148-12-139

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Louis V. Morrow and wife, Julia M. Morrow, hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto Ricky Bryant, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Hazelwood, Section 6, as of record in Book 3842, page 103, Register's Office for Davidson County, Tennessee.

Said Lot fronts 74.1 feet on the westerly margin of Fanning Drive and runs back between lines measuring 151.37 feet on the northerly side and 115.10 feet on the southerly side to a dead line in the rear on which it measures 75.97 feet.

Being the same property conveyed to Louis V. Morrow and wife, Alice P. Morrow, by Deed from M. T. Billingsley, Jr., and wife, Judith A. Billingsley, of record in Book 4731, page 943, Register's Office for Davidson County, Tennessee. The said Alice P. Morrow quitclaiming all her rights, title and interest in subject property to Louis V. Morrow, of record in Book 7649, page 268, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. All matters as shown on the plan of record in Book 3842, page 103, Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at: 4673 Fanning Drive, Antioch, TN 37013.

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 GRANTORS do covenant

with the said GRANTEES 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 3RD day of September, 2002.

Louis V. Morrow

Louis V. Morrow

Julia M. Morrow

Julia M. Morrow

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 3, 2002, before me personally appeared Louis V. Morrow and Julia M. Morrow to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 3rd day of September, 2002.

NOTARY PUBLIC