Return to:

Bridgehouse Title
1602 W. Northfield Blvd. Suite 500
Murfreesboro, TN 37129

ROBIN R. KELLER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00.

Judith Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2002.

Robin R. Keller
Notary Public

MY COMMISSION EXPIRES: 11/21/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl Fox and Kimberly Fox	Option One Mortgage	Map: 52-11-24
(NAME) 1035 Berwick Trail	(NAME) 1600 Parkwood Circle, Ste 415	Parcel:
(ADDRESS) Madison TN 37115	(ADDRESS) Atlanta GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, KENNETH H. MORGAN, JR. AND WIFE, HELENA JILL MORGAN, FORMERLY KNOWN AS HELENA JILL REED, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto KARL FOX, UNMARRIED, AND KIMBERLEY FOX, UNMARRIED, joint tenants with the right of survivorship, 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 all of Lot No. 40, on the plan of MADISON HEIGHTS, SECTION II, PART III, as of record in Book 2083, page 98, of the Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point on the Northwesterly margin of Peeler Trail at the corner of Lots No. 39 and 40; thence with the line between said two lots, Northwestwardly 245.25 feet to a point; thence South 81° 27' West 16.5 feet to a concrete monument at the corner of Lots Nos. 40 and 41; thence with the line between said two lots, Southwestwardly 235.85 feet to the Northeasterly margin of Berwick Trail; thence with the same Southwestwardly 160.31 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, Northeastwardly 39.52 feet to the Northwesterly margin of Peeler Trail; thence with the same, Northeastwardly 118.45 feet to the beginning.

Being the same property conveyed to Kenneth H. Morgan, Jr. and Helena Jill Reed by Warranty Deed of record in Book 7446, page 703, said Register's Office.

This conveyance is subject to the following:
Any and all matters as shown of record in Book 2083, page 98; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 1035 Berwick Trail, Madison, TN 37115
(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 Grantors 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 except for the current year property taxes which are being prorated between the parties and Grantees 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 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 8th day of November, 2002.

Kenneth H. Morgan, Jr.

Helena Jill Morgan

Davidson County DEEDWARR
Recvd: 12/04/02 14:12 2pgs
Fees:13.00 Taxes:495.80

20021204-0149383

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Kenneth H. Morgan, Jr. and Helena Jill Morgan, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of November, 2002.

Notary Public

My Commission Expires: _____

(SEAL)

TINA NICHOLS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
My Commission Expires
June 28, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027