Davidson County DEEDWARR
Recvd: 12/26/02 13:47 2pgs
Fees:13.00 Taxes:284.90
20021226-0158793

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Elsa S. Morris and Wayne E. Morris
218 Linda Lane
Madison, TN 37115

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 61-8
PARCEL 178.00
15DZ-24065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, B. Stanley Douglas and Lynette M. Douglas, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Elsa S. Morris and husband, Wayne E. Morris, as tenants by the entirety, 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:

BEING Lot No. 26 and the easterly 1/2 of Lot No. 27 on the Plat of Block "B", of record in Plat Book 843, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

SAID lot and part of lot front together 90 feet on the northerly margin of Kenwood Drive and extends back 157.3 feet on the easterly line and 150.0 feet on the westerly line to a line in the rear on which it measures a total distance of 105.0 feet.

Being the same property conveyed to B. Stanley Douglas and wife, Lynette M. Davis, by deed from James F. Enoch and wife, Sally N. Enoch of record in Book 6614, Page 969, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such setback lines of record Book 843, Page 21; Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4203, Page 338, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2002 have been pro-rated and paid.

This is improved property known as 1207 Kenwood Drive, Nashville, TN 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 Elsa S. Morris and husband, Wayne E. Morris, their heirs and assigns, forever; and we, B. Stanley Douglas and Lynette M. Douglas, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11th day of December, 2002.

B. Stanley Douglas

Lynette M. Douglas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named B. Stanley Douglas and Lynette M. Douglas, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 77,000.001.

AFFIANT

Subscribed and sworn to before me this 11th day of December, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004