File #200220437

Davidson County DEEDWARR
Recvd: 02/05/03 09:49 2pgs
Fees:13.00 Taxes:303.40

20030205-0015710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 198 East Main Street, Suite 201, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chatiqua Booker	Mortgage Electronic Registration	Map: 148-15-3
(NAME) 4055 Apache Trail	P.O. Box 2026 (NAME)	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Flint, Michagan 48501-2026	
(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, LINDA F. PHILLIPS MORGAN AND HUSBAND, SAMUEL MORGAN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto CHATIQUA BOOKER, UNMARRIED, 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. 102, on the Plan of Section I, Apache Hills, as shown by plat appearing of record in Plat Book 3842, Page 155, 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 Rodney C. Phillips and wife, Linda F. Phillips by Warranty Deed of record in Book 5675, Page 618, being further conveyed to Linda F. Phillips by Quitclaim Deed of record in Book 8486, Page 509, said Register's Office. Linda F. Phillips is now known as Linda F. Morgan.

Samuel Morgan, spouse of Linda F. Phillips Morgan, hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantee.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 479, Page 951, Book 4215, Page 268 as amended in Book 4221, Page 190. Book 4454, Page 301; Easement for Public Utilities and Drainage of record in Book 4575, Page 17; and, any and all matters as shown on plat of record in Plat Book 3842, Page 155; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 4055 Apache Trail, Antioch, TN 37013
(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 31st day of January, 2003.

Linda F. Phillips Morgan

Samuel Morgan

STATE OF Florida

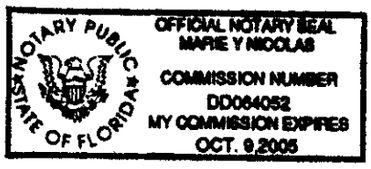
COUNTY OF DADE

Before me, the undersigned Notary Public, personally appeared Linda F. Phillips Morgan and Samuel 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 31st day of January, 2003.

Marie Y. Nicolas

Notary Public



My Commission Expires: Oct 9, 2005

PDL # M625-526-52-586-0

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
198 East Main Street, Suite 201
Franklin, TN 37064