THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 02/21/03 11:43 2pgs
Fees:13.00 Taxes:466.20
20030221-0023235

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF February, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Klem (NAME)	MortgageSelect (NAME)	15-90.01
2755 Morgan Road (ADDRESS)	520 Broadhollow Road (ADDRESS)	
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	Melville, New York 11747 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Shirley Ann Morris, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Klem and wife, Star B. Klem

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 the 14th, formerly 24th Civil District, of Davidson County, Tennessee, being part of Tract No. 6 on the Map of the subdivision of the Weaver-Harris, etal lands, as of record in Plan Book 2, page 183, Chancery Court at Nashville, described according to a survey made by O. J. Carney, Surveyor, dated June 29, 1962, as follows:

BEGININNG at a point in Morgan Road, which point is located 606 feet southwest of the northeast corner of the tract of land conveyed to George S. Brent and Charles A. Gentry by deed of record in Book 3153, page 501, RODC, said 606 feet being measured along the calls set out in said deed to Brent and Gentry; thence south 14 deg. east 400 feet to a point; thence south 2 deg. 30' west 135 feet to a point; thence south 88 deg. 30' west 479 feet to a point; thence north 10 deg. east 248 feet to a point; thence north 59 deg. 30' west 165 feet to a point and thence north 26 deg. 30' west 198 feet to a point in Morgan Road; thence with Morgan Road north 58 deg. east 155 feet to the point of beginning, containing 4.19 acres, more or less.

BEING the same property conveyed to Charles D. Morris, Jr. and wife, Shirley Ann Morris by deed from Mary Jo Vanberg, of record in Book 3505, page 3, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2755 Morgan Road, Joelton, Tennessee 37080
(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 we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of February, 2003

Shirley Ann Morris

Shirley Ann Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Ann Morris, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of February.

Commission expires 5-17-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public