WARRANTY DEED

Walauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF MARCH 2003

Notary Public

MY COMMISSION EXPIRES: 2-24-05
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE S. MORGAN, JR. (NAME)	BANK OF AMERICA (NAME)	172-14-B 54.00
5004 Hammersmith Court (ADDRESS)	2059 NORTHLAKE PKWY (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	TUCKER GA 30084 (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, Gennaro J. D'Arco and wife, Tyna A. D'Arco

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George S. Morgan, Jr. and wife, Ingrid C. Morgan

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 Lot No. 54 on the Plan of Winfield Park, Phase 1, Section 1, of record in Plat Book 9700, pages 765 thru 768, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Gennaro J. D'Arco and wife, Tyna A. D'Arco, by deed from Turnberry Homes, LLC, of record in Book 11555, page 656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 11113, page 691; Plan of record in Book 9700, pages 765 thru 768; all in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/07/03 14:17 2pgs
Fees:13.00 Taxes:1038.78

20030407-0045791

unimproved ( )
This is improved (X) property, known as 5004 Hammersmith Court, Nashville, TN 37211
(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 our hand s this day of

Gennaro J. D'Arco

Tyna A. D'Arco

STATE OF TN
COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gennaro J. D'Arco with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at 7550 W Farmington, on this the 31 day of August, 2002.

Lisa Baf
Notary Public

My Commission Expires: May 14, 2003

NOTARY PUBLIC AT LARGE SHELBY COUNTY

STATE OF TN
COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Tyna A. D'Arco with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at 7550 W Farmington, on this the 31 day of August, 2002.

Lisa Baf
Notary Public

My Commission Expires: May 14, 2003

NOTARY PUBLIC AT LARGE SHELBY COUNTY