26B

WARRANTY DEED

G#2082-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Scott N. Morgan (NAME)	(NAME)	MAP 130-07-0
4305 Iroquois Avenue (ADDRESS)	(ADDRESS)	PARCEL 058.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	[FB #BM-08100]

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, David W. Berndt and wife, Mary M. Berndt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott N. Morgan and wife, Carey 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 more particularly described as follows:

BEING the easterly 100 feet of the westerly 200 feet of Lot No. 178 on the Plan of Royal Oaks Land Company's Subdivision of The Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee, and also being known as Lot No. 178B on an unrecorded Revised Resubdivision of said Plan and described according to a survey made by Hal R. Swann, Jr., dated March 24, 1971, as follows:

SAID part of said Lot fronts 100 feet on the easterly side of Iroquois Avenue and runs back between lines 226 feet on the easterly line and 230.6 feet on the westerly line to a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to David W. Berndt and wife, Mary M. Berndt, by Warranty Deed from Mark G. Robbins and wife, Karen McDonald Robbins, of record in Book 10091, Page 367, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building

CONTINUED

This is unimproved ( ) improved (X) property, known as 4305 Iroquois Avenue, Nashville, TN 37205
(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 8th day of April, 2003

David W. Berndt

Mary M. Berndt

Davidson County DEEDWARR
Recvd: 04/14/03 15:55 2pgs
Fees:13.00 Taxes:2035.00

20030414-0049548

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 David W. Berndt and wife, Mary M. Berndt

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 8th day of April, 2003.

Commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, 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 _____, 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

LEGAL DESCRIPTION CONTINUATION

restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; Sanitary Sewers and/or Storm Drainage Easement of record in Book 5787, Page 396, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantees herein.