Dav. Co. File Box 14-A

File #200350318

Davidson County DEEDWARR
Recvd: 04/29/03 13:27 2pgs
Fees:13.00 Taxes:673.40

20030429-0057160

jtc file no. 16086-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/25/03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Rossen	CitiMortgage, Inc.	Map: 86-4-B-46.00CO
(NAME)	(NAME)	
4908 Tulip Grove Lane	12855 N. Outer 40 Drive	Parcel:
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	St. Lious, MO 63141	
(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, **GARY V. MORRIS AND WIFE, GLORIA J. MORRIS,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **STEPHEN A. ROSSEN AND WIFE, ELIZABETH S. ROSSEN,** 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. 97, on the Plan of First Revision, Section Two, Sunset Oaks, as shown by plat appearing of record in Plat Book 7900, Page 942, 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 Gary V. Morris and wife, Gloria J. Morris by Deed of record in Book 10546, page 603, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Gloria J. Morris by Quitclaim Deed from Gary V. Morris, married, of record in Book 11136, page 451 Register's Office of Davidson County, Tennessee, and further conveyed to Gary V. Morris and wife, Gloria J. Morris by Quitclaim Deed of record in Instrument Number 20001050-001181, said Register's Office.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 9082, page 567; By-Laws of record in Book 9082, page 589; Charter of Sunset Oaks Homeowners' Association of record in Instrument Number 199912070300571; and, any and all matters as shown on plat of record in Plat Book 7900, Page 942; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4908 Tulip Grove Lane, Hermitage, TN 37076
(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 28th day of April, 2003.

Gary V. Morris

Gloria J. Morris

STATE OF Tennessee

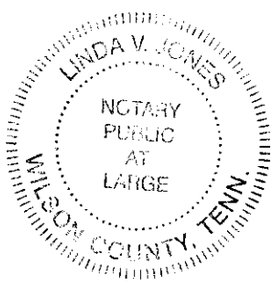
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Gary V. Morris and wife, Gloria J. Morris who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of April, 2003.

Notary Public

My Commission Expires: 7-23-06



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076