RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of **April, 2003, by and between CHERYL L. ABERNETHY, FORMERLY CHERYL CLARK, A MARRIED WOMAN, hereinafter called Grantor, and MATHEW MORGAN, Am UNMARRIED MAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CHERYL L. ABERNETHY, FORMERLY CHERYL CLARK, A MARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto MATHEW MORGAN, Am UNMARRIED MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 209 BEVERLY DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

SCOTT WAYNE ABERNETHY, husband of CHERYL L. ABERNETHY, FORMERLY CHERYL CLARK, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 05/09/03 14:30 3pgs
Fees:18.00 Taxes:444.00
20030509-0062820

CHERYL L. ABERNETHY, FORMERLY CHERYL CLARK
Signature of Seller

SCOTT WAYNE ABERNETHY
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHERYL L. ABERNETHY, FORMERLY CHERYL CLARK, joined by HER HUSBAND, SCOTT WAYNE ABERNETHY,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of **April, 2003.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

MATHEW MORGAN, Am UNMARRIED MAN

209 BEVERLY DRIVE
MADISON, TN 37115

Property Address:

209 BEVERLY DRIVE
MADISON, TN 37115

Person Responsible for Taxes:
Guaranty Trust Company
440 Broadmor Blvd., Ste 100
Murfreesboro, Tn 37133-1218

Map & Parcel #: MAP 42-15, PARCEL 122

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$120,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **April, 2003.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 52, on the Plan of Blair Heights, Section Three, of record in Book 2133, page 104, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to CHERYL L. ABERNETHY, FORMERLY CHERYL CLARK, A MARRIED WOMAN, by Deed from HAZEL E. HERRON, A WIDOW, of record in BOOK 11723, PAGE 149, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 42-15, PARCEL 122).

2. All matters as set forth on the Plan of Blair Heights, Section Three, of record in Plat Book 2133, page 104, said Register's Office, which plan shows a 120-foot minimum building setback line from Beverly Drive; a 10-foot Public Utility and Drainage easement along the rear lot line and a 2.5 X 20-foot utility anchor easement in the northwest corner of said lot.

3. Restrictive Covenants of record in Book 2291, page 89, and Book 2343, page 493, said Register's Office.