Davidson County DEEDWARR
Recvd: 06/19/03 15:36 2pgs
Fees:13.00 Taxes:362.23
20030619-0085146

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,900.00

X Ruth R. Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 2003

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth R. Graves (NAME)	1st Trust Bank for Savings (NAME)	MAP 95
2120 Lebanon Pk. #3 (ADDRESS)	P.O. Box 17257 (ADDRESS)	GROUP 05-0-B
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	PARCEL 3

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, Harold F. Morris and wife, Nancy J. Morris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruth R. Graves, unmarried

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. 3 on the Plan of Easthaven Townhomes, as Exhibit A-2 attached, of record in Instr: #20010806-0083543, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book Instr: #20010806-0083543, and amended in Instr: #20020709-0082357 and Instr: #20030425-0055753; Charter of record in Instr: #20010806-0083542, and amended in Instr: #20020709-0082356; and Deed conveyed common area of record in Instr: #20020709-0082358, and corrected in Instr: #20020710-0083021, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Harold F. Morris and wife, Nancy J. Morris by deed from York Construction, LLC of record in Instr: #20020911-0110974, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.

Subject to a Storm Water Detention Agreement of record in Instr: #20010628-0068559, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2120 Lebanon Pk. #3, Nashville, TN 37210
(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 13th day of June, 2003

Harold F. Morris

Nancy J. 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 Harold F. Morris and wife, Nancy J. Morris

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 13th day of June 2003.

Commission expires 11-26-2005

Notary Public

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, 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