THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21061-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $222,000.00. Affiant Subscribed and sworn to before me, this 16th day of June, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: John P. Gilroy 4411 Park Avenue Nashville, TN 37209	**Send Tax Bills To:** Suntrust Mortgage, Inc., Its successors and/or assigns P.O. Box 57028 Irvine, CA 92619-7028	**Tax Information:** Map No.091.06 Parcel No. 041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **C.J. Morgan, unmarried** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John P. Gilroy, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 4411 Park Avenue, Nashville, TN, 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this June 16, 2003.

C.J. Morgan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **C.J. Morgan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2003

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires

Davidson County DEEDWARR
Recvd: 06/30/03 08:30 2pgs
Fees:13.00 Taxes:821.40

20030630-0089671

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 312 of Block 13 on the Plan of Charlotte Park Addition to West Nashville as of record in Plat Book 57, pages 102 and 103, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Carla Jean Morgan, unmarried by deed dated November 12, 2002 from P. Scott George and Trevana G. George of record in Instrument No. 20021114-0141137, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property
3) All matters appearing on the Plan of record in Plat Book 57, pages 102 and 103, Register's Office for Davidson County, Tennessee.