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

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

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of July, 2003, by and between BARBARA JEAN DOBSON MORRIS, UNMARRIED, hereinafter called Grantor, and CARLA RENEE GILMAN and CARLOS ORTIZ, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

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, BARBARA JEAN DOBSON MORRIS, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto CARLA RENEE GILMAN and CARLOS ORTIZ, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their 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 1003 TOWNLEY DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees 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 Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

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

Barbara Jean Dobson Morris
BARBARA JEAN DOBSON MORRIS
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/16/03 15:20 3pgs
Fees:18.00 Taxes:609.39

20030716-0099843

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BARBARA JEAN DOBSON MORRIS, UNMARRIED , the within named bargainors, 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, at office, this **11th** day of July, 2003.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

CARLA RENEE GILMAN and CARLOS ORTIZ

1003 TOWNLEY DRIVE
MADISON, TN 37115

Property Address:

1003 TOWNLEY DRIVE
MADISON, TN 37115

Person Responsible for Taxes:
New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

Map & Parcel #: MAP 51-3, PARCEL 175

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 **$164,700.00** 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 **11th** day of **July, 2003.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Pleasant Acres, Sec. V, as of record in Book 2331, page 56, Register's Office for said County.

Said Lot No. 142 fronts 133.01 feet on the north side of Townley Drive, and runs back 295.63 feet on the west line and 239.69 feet on the east line, to a dead line in the rear on which it measures 200.68 feet.

Being the same property conveyed to OLIVER T. MORRIS AND WIFE, BARBARA D. MORRIS, by Warranty Deed from BENTON M. KIRBY, ET UX, of record in book 4270, page 701, Register's Office for DAVIDSON County, Tennessee; the parties having subsequently divorced and by decree of the Probate Court for Davidson County, Tennessee, Docket No. 89D-918, of record in Book 8045, page 528, said Register's Office, all of the right, title and interest of Oliver Thomas Morris, a/k/a Oliver T. Morris, in and to said property was divested out of the said Oliver Thomas Morris and vested into Barbara Jean Dobson Morris, d/k/a Barbara D. Morris.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 51-3, PARCEL 175).

2. All matters as set forth on the Plan of Pleasant Acres, Section Five, of record in Plat Book 2331, page 56, said Register's Office, which shows a 10-foot public utility easement along the rear and easterly lines and a 90-foot minimum building setback line from Townley Drive.