Please return to:
Grissim Title & Escrow,LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
FIDELITY RESIDENTIAL SOLUTIONS
10010 SAN PEDRO AVE.
SAN ANTONIO, TX 78216

Davidson County DEEDWARR
Recvd: 11/12/03 16:01 3pgs
Fees:18.00 Taxes:602.73
20031112-0165803

WARRANTY DEED

THIS INDENTURE, made this 28 th day of April, 2003 between **ANISE MASTIN, A SINGLE WOMAN** of **DAVIDSON** County, Tennessee, First Parties, and

Mary E. Morgan, unmarried

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO WADE MASTIN AND WIFE, ANISE MASTIN BY DEED FROM ROBERT KEITH TURKETT AND WIFE, DEBRA K. TURKETT, OF RECORD IN BOOK 8268, PAGE 97, AND FURTHER, PROPERTY WAS CONVEYED TO ANISE MASTIN, BY QUITCLAIM DEED FROM WADE MASTIN AND WIFE, ANISE MASTIN, OF RECORD AS INSTRUMENT NO. 20001019-0103962, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2003 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Anise Mastin
ANISE MASTIN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ANISE MASTIN**, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of April, 2003

Patricia Bridges
Notary Public
Printed name: Patricia Bridges

My commission expires: _____
(NOTARY SEAL)

PATRICIA BRIDGES
Notary Public, Davidson County, Tennessee
My Commission Expires September 24, 2005

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:

Mary E. Morgan
900 North 14th Street
Nashville, TN 37206

RESPONSIBLE TAXPAYER:

New Owner

CLT# 349

Map 83-5 Parcel 349

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 162,900.00.

(AFFIANT)

Subscribed and sworn to before me, this 30th day of October, 2003

Notary Public

Printed Name Robin Jackson

NOTARY PUBLIC AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

My commission expires 5/30/07

EXHIBIT "A"

BEING LOT NO. 1 ON THE PLAN OF SUBDIVISION OF PART OF THE WEAKLEY HOME PLACE OF RECORD IN BOOK 421, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 1, WHICH IS A CORNER LOT, FRONTS 73.7 FEET ON THE EASTERLY MARGIN OF 14TH STREET, ALSO KNOWN AS NORTH FOURTEENTH STREET, AND EXTENDS BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF FRANKLIN AVENUE, 150.0 FEET TO AN ALLEY.

SIGNED FOR IDENTIFICATION:

Anise Mastin

ANISE MASTIN