Record 1st
File Box 64

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$116,600.00.**

Affiant

Subscribed and sworn to before me this 24 day of November, 2003.

Notary Public
My Commission expires 2-2-06
(Affix Seal)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joseph B. Morrison	Franklin American Mortgage	082-16-171.00
937 Fatherland Street	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37206	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roger Bailey, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joseph B. Morrison, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of lot No. 101 on the plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 13, Chancery Court at Nashville, and part of lots Nos. 44 & 45 on the plan of Payne's Addition, as of record in Book 21, page 70, Register's Office for said County, described together as follows:

BEGINNING on the northerly margin of Fatherland Street, at the southeast corner of the property conveyed to Mrs. Louise Frank by deed from Wanda Miller and husband, of record in Book 1236, page 492, said Register's Office, thence with Frank's Easterly line, northwardly 170 feet, more or less, to the southerly margin of an alley; thence with said alley, eastwardly 38 feet; thence southwardly 170 feet, more or less, to the northwest corner of said Street and an alley; thence with said street, westwardly 38 feet to the beginning.

Being the same property conveyed to Roger Bailey, unmarried, by deed from Sandra Jean Shankle, unmarried, on October 26, 2001, of record in Instrument Number 20011029-0117538, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2004 in the estimated amount of $775.17 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plan Book 1, page 13, Chancery Court at Nashville, Tennessee; and in Book 21, page 70, Register's Office Davidson County, Tennessee.

This is improved property known as: **937 Fatherland Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this November 24, 2003.

Davidson County DEEDWARR
Recvd: 11/24/03 15:59 2pgs
Fees:13.00 Taxes:431.42
20031124-0170747

Roger Bailey

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roger Bailey, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 24, 2003

My commission expires: 2-6-06

Notary Public

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.