PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 01/30/04 14:23 2pgs
Fees:13.00 Taxes:653.05
20040130-0011893

W & I Ref:(_____) Title No: 45311
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Melinda Waller 140 Morton Mill Circle Nashville, Tennessee 37221	Union Planters Bank, N.A. 2019 Richard Jones Road, Suite 300 Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 141-12-D-140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$176,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Morris L. Weinberger, Trustee of Morris L. Weinberger Family Real Estate Living Trust,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Melinda Waller** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 140 (and driveway serving said unit) on the Plan of Third Revision of Morton Mill Estates of record in Book 7900, Page 561, Register's office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Morris L. Weinberger, unmarried by deed from Mary A. Ferrill, unmarried of record in Book 10608, Page 858, said Register's Office. By Quitclaim Deed of record in Book 10644, Page 954 Register's Office for said County, Morris L. Weinberger, unmarried conveyed subject property to Morris L. Weinberger, Trustee, Morris L. Weinberger Family Real Estate Living Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 561, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 7546, page 145, Book 7936, page 704, Book 8079, Page 804. By Laws in Book 7546, page 154, amended in Book 7936, Page 709, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 140 Morton Mill Circle, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

Morris L. Weinberger, Trustee of Morris L.
Weinberger Family Real Estate Living Trust

State of Fl
County of Lee

On this 23 Jan 2004, before me the undersigned authority, personally appeared Morris L. Weinberger, Trustee of Morris L. Weinberger Family Real Estate Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Pamela M Szabel
My Commission CC908010
Expires March 19, 2004

My Commission Expires: _____

Notary

State of
County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $176,500.00

Affiant

Sworn and subscribed before me this the 27th day of January, 2004

My Commission Expires: _____

Notary Public

COUNTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007