WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5982 Fax (615) 883-5983

GREGG VI. CLAY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$111,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2.13.04

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judy Osborne	SAME	**092-09-096.00**
(NAME)	(NAME)	
3028 Indiana Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Walter Morgan and Melanie Morgan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judy Osborne** unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

EXHIBIT A

Land in Davidson County, Tennessee, being on Indiana Acenue, Nashville, Davidson County, Tennessee also described as Parcel 096, on Tax Map 92.09 of the Tax Assessor's Office for Davidson County, Tennessee. Being Lot 25 in the Chicksaw Subdivision of record in Book 161, page 86, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter and Melanie Morgan by Final Decree Confirming Sale from The State of Tennessee in its own behalf and for the use and benefit of the Metropolitian Government of Nashville and Davidson County, Tennessee recorded 2/24/98, of record in Book 10807, page 180, Register's Office for County, Tennessee. Also see Default Judgment for Walter and Melanie Morgan dated 6/21/00 and recorded 6/28/00 for said County.

unimproved
This is improved ☒ property, known as **3028 Indiana Ave., Nashville, TN 37210**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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/my hands this 2-13-04.

Walter Morgan
Walter Morgan

Melanie Morgan
Melanie Morgan

Davidson County DEEDWARR
Recvd: 02/23/04 10:55 2pgs
Fees:13.00 Taxes:410.70

20040223-0020195

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared WALTON MORGAN MELANIE MORGAN the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at DAVIDSON County, Tennessee this 2-13-04.

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JANUARY 28, 2006