WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/04 15:45 2pgs
Fees:13.00 Taxes:180.38

20040301-0023145

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 48,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR 25 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan L. Morgan (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	MAP 83-1
944 Sharpe Avenue (ADDRESS)	179 Sully's Trail, Suite 100 (ADDRESS)	PARCEL 122
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Pittsford, NY 145340000 (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, Mattie M. Abbott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan L. Morgan

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:

Land in Davidson County, Tennessee, being the westerly 10 feet of Lot 29 and the easterly 40 feet of Lot No. 31 on the Plan of W. H. Hyronemum Addition to Nashville, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 29 and 31 adjoin and front together 50 feet on the southerly margin of Sharpe Avenue and extends back 168 feet on the easterly and westerly parallel lines, to a line rear measuring 50 feet thereon.

Being the same property conveyed Charles M. Abbott and wife, Mattie M. Abbott by Warranty Deed from Willie L. Brown and wife, Wynell Brown of record in Book 9772, Page 864, Register's Office for Davidson County, Tennessee. The said Charles M. Abbott having since died. Property was acquired by the Abbotts on August 24, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF W. H. HYRONEMUM ADDITION TO NASHVILLE OF RECORD IN BOOK 161, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 944 Sharpe Avenue, Nashville, TN 37206
(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 my hand this 27th day of February 2004

Mattie M. Abbott by Fran Bradford, Attorney In Fact
Mattie M. Abbott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mattie M. Abbott

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 27th day of February, 2004.

Commission expires March 25, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2004, before me personally appeared Fran Bradford, to me known to be the person who executed the foregoing instrument on behalf of Mattie M. Abbott, and acknowledged that she executed the same as the free act and deed of the said Mattie M. Abbott.

Witness my hand and official seal at Madison, Tennessee, this the 27th day of February, 2004.

My Commission expires: 3/25/2006

Notary Public

DEANNE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006