This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2003070384

RETURN TO:
AMERICAN MORTGAGE CLOSERS
5110 MARYLAND WAY, STE 320
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 03/03/04 11:21 3pgs
Fees:18.00 Taxes:632.70
20040303-0024060

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **William H. Boner and wife, L. Kay Boner,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey **Aric T. Morris, a single person** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 27 day of February, 2004.

Aric T. Morris

STATE OF TN
COUNTY OF Williamson

On this 27 day of February, 2004, before me, personally appeared **Aric T. Morris** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed. Witness my hand and official seal.

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

Notary Public

My Commission Expires: 5-22-04

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is **$171,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 27 day of February, 2004.

Notary Public

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

My Commission Expires: 5.22.04

Map and Parcel: 171-02-0A-133.00 CO

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
William H. Boner
245 Glenstone Circle
Brentwood, Tennessee 37027

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 133 on the Plan of Brentwood Villa, Phase 3B, of record in Book 6900, Page 4, and amended in Book 6900, page 329, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arice T. Morris, a single person from Scott E. Gattis, a single person by Warranty Deed dated 02/15/02, recorded 02/22/02, in Instrument Number 20020222-0022941, Register's Office for said County.

Map and Parcel 171-02-A-133.00 CO

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.