PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 04/12/04 15:10 2pgs
Fees:13.00 Taxes:1295.00
20040412-0041037

W & I Ref:(_____) Title No: 45420
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Wills N. Morgan Jr. Camille Morgan 133 Postwood Place Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-15-A-033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. Ezell III , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wills N. Morgan Jr. and spouse, Camille Morgan** 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 Lot No. 33 on the Plan of Revised Postwood of record in Book 5200, page 104, 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 William E. Ezell, III by deed from Victoria B. Jackson, unmarried of record in Doc. No. 200002100013686, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 104, said Register's Office, which Plan shows a designated building site, and 20 foot easement for public utility and drainage purposes along the front lines of said lot; Amendment and change of easterly minimum building setback line applicable to Lot No. 33 of record in Book 6750, page 34, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 5116, page 225, Book 5635, page 706, Book 5794, page 68, Book 5910, page 322, Book 8240, page 746, 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: 133 Postwood Place, Nashville, Tennessee 37205

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.

William E. Ezell III

State of

County of

On this 6th day of April, 2004, before me the undersigned authority, personally appeared William E. Ezell III, 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.

JAMES F. KAY NOTARY PUBLIC STATE AT LARGE

My Commission Expires: 4/16/05

Notary

State of

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

JAMES F. KAY NOTARY PUBLIC STATE AT LARGE

Sworn and subscribed before me this the 6 day of April, 2004

My Commission Expires: 4/16/05

Notary Public