WARRANTY DEED

CT-04-5065

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-17-07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Alan Graham, unmarried	Bank of the South	
(NAME)	(NAME)	
1520 Hayden Drive	2745 N. Mt. Juliet Road	072-16-O-207.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JULIE A. GRAHAM MORGAN, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JUSTIN ALAN GRAHAM, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Porter Heights, Part 2, of record in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Julie A. Graham, unmarried, by deed from Eric J. Lesueur and wife, Jerri Dawn Bennett Lesueur, dated March 30, 2001 as of record in Instrument Number 20010404-0032859, Register's Office for Davidson County, Tennessee.

Julie A. Graham having since married and now known as Julie A. Morgan.
Julie Graham Morgan and Julie A. Morgan are one in the same person.

Samuel Cory Morgan joins in this conveyance to convey any and all rights he may have in this property.

Subject to easements as of record in Book 5193, Page 957 and Book 7389, Page 48, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record, if any.

unimproved ( )
This is improved (X) property, known as 1520 Hayden Drive, Nashville, Tennessee 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/our hand(s) this 16th day of April, 2004.

Julie Graham Morgan

Samuel Cory Morgan

Davidson County DEEDWARR
Recvd: 04/20/04 15:20 2pgs
Fees:13.00 Taxes:344.10

20040420-0044812

STATE OF Tennessee
COUNTY OF Davidson

*and Samuel Cory Morgan
Personally appeared before me, , a Notary Public in and for said County and State, the within named Julie Graham Morgan*, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2004.

My Commission Expires: 6-17-04

RITA W. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 16th day of April, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW