Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John F. Morris and Mindy J. Morris 7141 Holt Run Drive Nashville, Tennessee, 37211	Regions Bank dba Regions Mortgage 400 W. Capitol Ave. Suite 910 Little Rock, AR 72201	Map 180-03- A, Parcel 122.00 CO
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Kenneth J. Jelonek and wife, Catherine A. Jelonek ("Grantor") has bargained and sold, and hereby transfers and conveys to John F. Morris and wife, Mindy J. Morris ("Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in as follows:

Being Lot No. 58 on the Plan of Section Three, Stone Creek Park, of record in Book 9700, Page 266, as amended in Book 9700, Page 956, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kenneth J. Jelonek and wife, Catherine A. Jelonek by deed from Drees Premier Homes, Inc., f/k/a Drees Preferred Collection, Inc., an Ohio Corporation dated October 31, 2002 and of record in Instrument No. 20021105-0135964, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to exceptions described in **Exhibit "A"** attached hereto and made a part of.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as: 7141 Holt Run Drive Nashville, Tennessee 37211.

EXECUTED this 21st day of May, 2004.

Davidson County DEEDWARR
Recvd: 05/21/04 15:48 3 pgs
Fees:18.00 Taxes:1076.70
20040521-0060272

Kenneth J. Jelonek

Catherine A. Jelonek

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Kenneth J. Jelonek and Catherine A. Jelonek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 21st day of May, 2004.

Notary Public

My Commission Expires:
4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $291,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of MAY, 2004.

NOTARY PUBLIC

My Commission Expires:
4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON

EXHIBIT "A"

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters as shown on subdivision plan of record in Book 9700, page 266; as amended in Plat Book 9700, Page 956, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 10324, page 365; Book 10953, page 804; Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705, Register's Office for Davidson County, Tennessee.

4. Easements for water mains and appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6218, Page 199, said Register's Office.

5. Charter of Stone Creek Park Homeowner's Association, Inc., of record in Book 10324, Page 358, said Register's Office.

6. Water Use Agreement of record in Book 6068, page 119, said Register's Office.

7. Easement for encroachment as contained of record in Book 10487, Page 632, said Register's Office.

8. Easement Agreement of record in Book 10716, Page 596, said Register's Office.