Davidson County DEEDWARR
Recvd: 06/02/04 08:44 3pgs
Fees:18.00 Taxes:170.71
20040602-0064178

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 E. Main Street, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Wayne Morrow	same	081-11-0 – 428.00
1456 Tempany Court		092-06-0 – 571.00
Nashville, TN 37207		092-06-0 – 180.00

FOR AND IN 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 Volunteer Construction Co., LLC, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey to Wayne Morrow, hereinafter called the Grantee, their heirs and assigns, that certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:
LAND in Davidson County, Tennessee, being the north 40 feet of the south 80 feet of Lot No. 197 on the Map of D.T. McGavock, et al, Addition to the town of Nashville, of record in Book 21, Page 41, Register's Office for said County.

SAID part of said lot fronts 40 feet on the easterly side of 14th Avenue North and runs back between parallel lines, 170 feet to an alley.

BEING the same property conveyed to Volunteer Construction Co., LLC from Leland Watts by deed dated 11/16/00 and of record in Instrument Number 20001116-0113621, said Register's Office.

TRACT II:
LAND in Davidson County, Tennessee, being the westerly parts of Lots Nos 1 and 3 on the Map of J.W. Turner's Subdivision of Lot 21 on the Boyd McNairy Addition, as of record in Book 57, page 129, Register's Office for said County.

SAID parts of said lots fron 150 feet on the northerly side of Clifton Pike and run back between lines 133 feet, more or less, on the easterly line and 117 feet on the westerly line, along the easterly line of Lena Avenue, to the south line of Lot No. 5, measuring 50 feet, more or less, thereon.

BEING the same property conveyed to Volunteer Construction Company of Nashville, Tennessee, LLC from Lloyd Kennedy by deed dated March 15, 2001 and recorded in Instrument Number 20010315-0024934, said Register's Office.

TRACT III:
LAND in Davidson County, Tennessee, being the east part of Lot No. 9 on the Map of the Subdivision of Lots, Nos. 20 and 21 and 22 in the Clare Plan or Hardley Plan, as of record in Book 57, Page 81, Register's Office for Davidson County, Tennesee.

SAID part of said Lot No. 9 fronts 25 feet on the south side of Clare Street, and runs back between parallel lines 177 feet, more or less, to an alley.

INCLUDED in this legal description, but excluded from this transfer is the property conveyed to the State of Tennessee by Judgment of record in Book 4214, page 482, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Volunteer Construction Company from Gladys M. Sherrill & Catherine L. Kimbrough by deed dated December 11, 2000 and recorded in Instrument Number 20001211-0122025, said Register's Office.

This is improved property known as: 1710 14th Avenue, North, Nashville, TN 37208
2614 Clifton Avenue, Nashville, TN 37072
2805 Clare Street, Nashville, TN 37209

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(S), 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;

1. Davidson County Taxes for the year 2001, 2002 and 2003 are unpaid. Said taxes will be paid at closing. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying its prorata part thereof to GRANTEE for the year 2004. Map 081-11-0 Parcel 428.00.

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. Whenever 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 our hands this 14th day of May 2004.

Volunteer Construction Co., LLC

BY: Brent Morgan

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Poole with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the General Manager of Volunteer Construction Co., LLC a state corporation, the within named bargainor, and that he/she as such _____ of Volunteer Construction Co. LLC, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such General Manager of Volunteer Construction Co., LLC.

Witness my hand and official seal at office this 14th, day of May 2004

My commission expires: 03/06/06

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 46,137.08

Wayne A. Morrow
Affiant

Subscribed and sworn to before me this 14th day of May, 2004.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE