File #200410132

Record & Return to:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 30, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery Scott Morgan and Peggy Elizabeth Matthews	Pinnacle National Bank	Map: 160-14-B-125
(NAME) 5829 Brentwood Trace	(NAME) 211 Commerce Street, Ste. 300	Parcel:
(ADDRESS) Brentwood TN 37027	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JAROD A. TANKSLEY, AN UNMARRIED PERSON,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JEFFERY SCOTT MORGAN, UNMARRIED AND PEGGY ELIZABETH MATTHEWS, UNMARRIED,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 5829, on the Plan of the 2nd Revision, Brentwood Trace Condominiums, as shown by plat appearing of record in Plat Book 5200, Page 261, also by Master Deed and By-Laws of record in Book 5524, Page 415, amended in Book 5545, Page 540, establishing a Horizontal Property Regime, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jarod A. Tanksley, an unmarried person by Warranty Deed dated May 7, 1998 of record in Book 10930, Page 617, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
By-Laws of record in Book 5524, Page 424 and as amended in Book 5537, Page 988 and in Book 5868, Page 70; Master Deed of record in Book 5524, Page 415 and as amended in Book 5545, Page 510; Right-of-Way Easement of record in Book 4460, Page 110 and in Book 4831, Page 125; all matters shown on plat of record in Plat Book 5200, Page 261; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5829 Brentwood Trace, Brentwood, TN 37027
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 27th day of May, 2004.

Jarod A. Tanksley

Davidson County DEEDWARR
Recvd: 06/11/04 08:31 2pgs
Fees:13.00 Taxes:384.80

20040611-0069246

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Jarod A. Tanksley, an unmarried person who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of May, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/04



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027