PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Escrow Services of Tennessee LLC
Ten Cadillac Drive Suite #150
Brentwood, TN 37027

W & I Ref: _____ Title No: 45684

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/02/04 15:12 2pgs
Fees:13.00 Taxes:1665.00
20040702-0079404

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Eric B. Morris Heather R. Morris 1914 Otter Creek Road Nashville, Tennessee 37215	ABN AMRO Mtg. Group, Inc. 2600 W. Big Beaver Rd. Troy, MI 48084

TAX MAP-PARCEL NUMBERS: 145-10-031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Daryl K. Granner and spouse, Nancy J. Granner, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric B. Morris and spouse, Heather R. Morris** 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. 130 on the Plan of Tyne Valley Estates, Section 9, as of record in Book 3700, page 66, said Register's Office.

Said Lot No. 130 fronts 185 feet along the southerly margin of Otter Creek Road and extends back 281.7 feet on the westerly line and 283.3 feet on the easterly line, to a line in the rear measuring 185 feet thereon.

Being the same property conveyed to Daryl K. Granner and wife, Nancy J. Granner by deed from Merrill Lynch Reloction Management, Inc., a California Corporation of record in Book 6238, page 803, 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 3700 Page 65 and 66, said Register's Office, which Plan shows minimum building setback lines to be established by the City of Forest Hills and a 10 foot easement for public utility and drainage purposes along the rear line(s); Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7883, page 287, said Register's Office..

This is improved property, known as: 1227 Otter Creek Road, Nashville, Tennessee 37215

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 17th day of June, 2004 .

Daryl K. Granner

Nancy J. Granner

State of TENNESSEE
County of WILLIAMSON

On this 17th day of June, 2004, before me the undersigned authority, personally appeared **Daryl K. Granner and Nancy J. Granner** , 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.

My Commission Expires: _____

Notary

DAVIDSON COUNTY, TE... LARGE

My Commission Expires MAY 29, 2005

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $450,000.00

Affiant

Sworn and subscribed before me this 30th day of June, 2004

My Commission Expires: 6-3-06

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public