PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 45737
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/21/04 15:26 2pgs
Fees:13.00 Taxes:1433.75
20040721-0087469

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patrick E. Burnett Alicia M. Ruggiero 1914 Otter Creek Road Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 144-16-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$387,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric Morris and spouse, Heather Morris**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick E. Burnett and, Alicia M. Ruggiero, husband and wife** 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. 7 of Otter Creek Estates, Section I, of record in Book 2331, page 157, Register's Office, Davidson County, Tennessee.

Said Lot No. 7 fronts 140 feet on the northeasterly side of Otter Creek Road and extends back 280 feet on the southeasterly side, 378 feet on the northwesterly side to a dead line and measures 170.9 feet.

Being the same property conveyed in title to the land hereinafter described is vested in Eric Morris and wife, Heather Morris by deed from Hamid Raissian and wife, Jan Raissian of record in Doc. No. 20010816-0088810, 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 2331 Page 157, said Register's Office, which Plan shows a 170 foot minimum building setback line from Otter Creek Road and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 1914 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 15th day of July, 2004.

Eric Morris

Heather Morris

State of TENNESSEE

County of WILLIAMSON

On this 15th day of July, 2004 , before me the undersigned authority, personally appeared Eric Morris Heather Morris , 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:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

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 $387,500.00

Affiant

Sworn and subscribed before me this the 15th day of July, 2004

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public