THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 08/16/04 10:44 2pgs
Fees:13.00 Taxes:388.13
20040816-0098668

# WARRANTY DEED

| Address of New Owner(s) as Follows: | Mortgagee: Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Shawn E. Morgan<br>6052 Panama Drive<br>Hermitage, TN 37076 | Bayrock Mortgage Corp.<br>11380 South Bridge Parkway<br>Alpharetta, GA 30022 | 86- 02- 0- 78.00 |

**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, WE,**

**Bryan K. Hall and wife, Laura T. Hall**

**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO**

**Shawn E. Morgan and wife, Christi C. Morgan**

**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 Lot Number 205, on the Plan of the Resubdivision of Lots Nos. 22 through 27 and Lots Nos. 34 through 40, Dodson Heights, of record in Plat Book 3842, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Bryan K. Hall and wife, Laura T. Hall by Deed, dated August 31, 1989 of record in Record Book 7931, Page 577, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all restrictions and easements of record.**

This is improved property known as: 6052 Panama Drive Hermitage, TN 37076

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 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; 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. 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 5th day of August, 2004

Bryan K. Hall

Laura T. Hall

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Bryan K. Hall and wife, Laura T. Hall

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 5th day of August, 2004

K. J. Shelton
Notary Public

My Commission expires July 24, 2007

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of August, 2004

My Commission Expires: July 24, 2007

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION 7-24-07 SUMNER COUNTY, TN