RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/24/04 10:31 2pgs
Fees:13.00 Taxes:703.00

20040824-0102003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 190,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

August 13, 2004.

NOTARY PUBLIC

COMMISSION EXPIRES: 1-27-05

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005

**THIS INSTRUMENT PREPARED BY:**

**Grissim Title & Escrow, LLC**

**2309 Crestmoor Rd, Suite 300, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Wayne E Morris<br>1603 Linden Avenue<br>Nashville, TN 37202 | **Same as new owner** | **MAP 91-7/300** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVE MORRIS AND WIFE BRENDA MORRIS**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WAYNE E MORRIS, UNMARRIED**

HEREINAFTER CALLED THE **GRANTEE(S)**, 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 No. 1301 and 1303 of Block 180, on the Plan of No. 1, West Nashville, as shown of record in Plat Book 57, pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Said Lot No. 1301 fronts 35 feet on the northerly side of Michigan Avenue and runs between parallel lines with the westerly margin of 54th Avenue, North, formerly 13th Street, 150 feet to an alley.
Said Lot No. 1303 fronts 25 feet on the northerly side of Michigan Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Steve Morris and wife, Brenda Morris in Instrument No. 20030916-013588, Register's Office for Davidson County, Tennessee.

STEVE MORRIS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF BRENDA MORRIS, PURSUANT TO THE POWER OF ATTORNEY BEING RECORDED IN INSTRUMENT NO. 20040824-0102002 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 5400 Michigan Avenue, 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 GRANTEE(S) 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 GRANTEE(S), 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, this date: AUGUST 13, 2004

Steve Morris

Brenda Morris by Steve Morris POA

## NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steve Morris with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 13th day of August, 2004.

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public — Commission Expires: 1-29-05

My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public — Commission Expires: _____

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steve Morris to me known to be the person who executed the foregoing instrument in behalf of Brenda Morris, and acknowledged that he executed that same as the free act and deed of the said Brenda Morris.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of August, 2004.

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public — Commission Expires: 1-29-05

My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public — Commission Expires: _____