FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Margaret H. Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2004

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Margaret H. Morris	Countrywide Home Loans, Inc.	Map 62
2731 Riverbend Drive	4500 Park Granada	Group 2-0-A
Nashville, TN 37214-1113	Calabasas, CA 91302-1613	Parcel 9 CO

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

Bradley Z. Hightower and wife, Christi Hightower

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Margaret H. Morris, an unmarried woman

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:

BEING Lot No. 76-B, on the Plan of Resubdivision Lots 69B, 70A, 70B, 72A, 72B, 76B, 77A, 77B, 78A, 79A, 79B, 80A, and 80B River Chase Estates, Phase I, Section I, of record in Plat Book 6900, Page 325, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Bradley Z. Hightower by deed from Anita Corn Ramos, of record in Instrument 20011012-0111444, dated September 11, 2001, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6851, Page 370; Book 6982, Page 747; and Book 6851, Page 390, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 325, said Register's Office.

The said Christi Hightower joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2731 Riverbend Drive, Nashville, TN 37214-1113

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 13th day of September, 2004.

Bradley Z. Hightower

Christi Hightower

Davidson County DEEDWARR
Recvd: 09/15/04 10:37 2pgs
Fees:13.00 Taxes:444.00

20040915-0111221

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley Z. Hightower and Christi Hightower, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

My Commission Expires: 01/29/05

Notary Public

