Realty Title
Box 48A

After recording return to:
Realty Title & Escrow
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Parkway
Hermitage, TN 37076

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

06-0408-71400

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $77,500.00

Affiant

Subscribed and sworn to before me, this 20th day of September, 2004.

Notary Public
My commission expires: 11-27-2006

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
		136-10-0-B
Edward G. Morales	Franklin American Mtg., Co.	081.00CO
3535 Seneca Forest Drive	501 Corporate Centre Drive, Ste 400	
Nashville TN 37217	Franklin, TN 37067	

Davidson County DEEDWARR
Recvd: 09/22/04 14:14 2pgs
Fees:13.00 Taxes:286.75
20040922-0114175

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christine L. Heath** and husband, **Steven M. Heath**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Edward G. Morales**, unmarried, hereinafter called the Grantee, his successors 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 Unit No. 22A, a revision of Lots 21-32, 39 & 40 on Condominiums Site Plan Lots 21-40, Section Five, Priest Lake Forest, as recorded in Plat Book 6250, page 49, said Register's Office to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christine L. Heath and husband, Steven M. Heath by quitclaim deed from Christine L. Ribaudo, now being Christine L. Heath, married, dated January 29 1996, of record in Book 9950, Page 409; further being the same property conveyed to Christine L. Ribaudo by deed from Cary & Associates, Inc., dated September 3, 1986, of record in Book 6983, Page 545, and re-recorded in Book 7004, Page 814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3535 Seneca Forest Drive, Nashville, TN 37217

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, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 my hand this 20th day of September, 2004.

Christine L. Heath by her attn in fact David Jarrett

Christine L. Heath by
David Jarrett, her Attorney in Fact

Steven M. Heath by his attn in fact David Jarrett

Steven M. Heath by
David Jarrett, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON TN

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Jarrett with whom I am personally acquainted and who upon oath acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the attorney in fact for Christine L. Heath and Steven M. Heath and that he is authorized by Christine L. Heath and Steven M. Heath to execute this instrument on their behalf.

Witness my hand in Hermitage, TN, this 20 day of September, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.