This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 012-00-0
PARCEL: 099.00
GROUP:

New Owners Address
~~Send Tax Bills to Same Address:~~
Janet C. Pierce
4769 Cape Hope Pass
Hermitage, TN 37076

Send Tax Bills to:
Countrywide Home Loans
3011 Armory Dr. #120
Nashville, TN 37204

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/04 12:42 2pgs
Fees:13.00 Taxes:638.25
20041105-0133680

THIS INDENTURE, made this between

Mark D. Morris and wife, Kelley Morris

hereinafter referred to as **Grantor**, and

Janet C. Pierce

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in the Third (3rd) Civil District of Davidson County, Tennessee, and described according to a survey by Hickerson-Miller Engineers- Surveyors, dated August 1985, as follows:

Beginning on the Easterly margin of Old Pennington Road Bend Road at the Southwest corner of the proeprty conveyed to William L. Lockhart and wife, from George I. Waddey, of record in Book 1306, Page 241, Register's Office for said County, thence with said Lockhart's Southerly line, South 87 deg. 12' East 272 feet to a fence in the Westerly boundary line of Sutherland Height's Subdivision; thence with same South 2 deg. 53' West 65 feet; thence Westwardly and parrallel to said Lockhart's Southerly line 200 feet, more or less, to the Easterly margin of Old Pennington Bend Road, thence with same, North 13 deg. 34' West 69 feet, more or less to the beginning.

This being the same property conveyed to Mark D. Morris and wife, Kelley Morris by Deed dated 4/01/1999 from Metropolitan Government of Nashville and Davidson COunty, Tennessee, Acting by and through the Electric Board of said Governmnet of record in Book 11414, Page 341, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend

the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Mark D. Morris

Kelley Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark D. Morris and wife, Kelley Morris the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of October, 2004

Notary

My Commission Expires: 12/31/2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $172,500.00.

Affiant

Sworn to and subscribed before me, this 29th day of October, 2004.

Notary Public

My Commission Expires: 12/31/2005