STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

FILE BOX 19B
04-10-036-DA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 03.22.2008

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/09/04 09:46 2pgs
Fees:13.00 Taxes:518.00
20041109-0134891

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Max J. Morris | SOUTHEASTERN FINANCIAL, INC. | 103-04-0 |
| 4104 Idaho Avenue | 3343 PERIMETER HILL DRIVE, #111 | GROUP |
| Nashville, Tennessee 37209 | NASHVILLE, TN 37211 | PARCEL 268.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** One Hundred Forty Thousand Dollars and Zero Cents ( $140,000.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James Borke and wife, Doreen Borke, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Max J. Morris, an unmarried man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 11 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville of record in Plat Book 547, page 199, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to James Borke and wife, Doreen Borke, by deed from Amy L. Altman, married, and Gary D. Altman, married, of record as Instrument No. 20040220-0019695 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 4104 Idaho 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, his heirs and assigns forever; and we do covenant with the said Grantee 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, 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 our hands this 5th day of November, 2004.

James Borke
James Borke

By: Mitchell A Watts
Mitchell A. Watts
Attorney in Fact

Doreen Borke
Doreen Borke

By: Mitchell A Watts
Mitchell A. Watts
Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Borke and Doreen Borke, and acknowledged that he executed the same as the free act and deed of the said James Borke and Doreen Borke.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2004.

Commission expires: 03.22.2008

Jason Chaffin
Notary Public

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE