File #200460463

ROBERTA S. TATE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: JANUARY 28, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 07/09/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1734 S. Rutherford Blvd., Suite 101, Murfreesboro, TN 37130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Gentry Morris	Timothy Gentry Morris	Map: 173-01-O-220.00
(NAME)	(NAME)	Parcel:
315 Cedarcreek Drive	P.O. Box 1676	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Dublin, GA 31040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **STEVEN H. TAYLOR,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY GENTRY MORRIS UNMARRIED**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 25-A, on the Plan of Lots 25 & 26, Section V, Monte Carlo, as shown by plat appearing of record in Plat Book 6900, Page 130, amending Plat Book 6250, Page 383, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Steven H. Taylor, unmarried and Charlene I. Taylor, married by Warranty Deed dated February 23, 1996 of record in Book 9968, Page 66, and being further conveyed to Steven H. Taylor by Quitclaim Deed dated April 26, 2000 of record in Instrument No. 20000515-0048522, and by Deed of Correction dated _____ of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

20041115-0136623

This conveyance is subject to the following:
All matters shown on the plan of record in Plat Book 6900, Page 130, amending Plat Book 6250, Page 383; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 315 Cedarcreek Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 5th day of November, 2004.

Steven H. Taylor

Steven H. Taylor by Karen Hoff,
Attorney-in-Fact By Karen Hoff
Attorney in fact

Davidson County DEEDWARR
Recvd: 11/15/04 10:04 2pgs
Fees:13.00 Taxes:210.90

20041115-0136625

STATE OF Tennessee

COUNTY OF Rutherford

On this 5th day of November, 2004, before me personally appeared Karen Hoff, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Steven H. Taylor and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

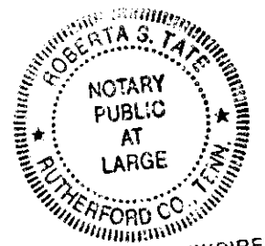
Witness my hand and official seal, this 5th day of November, 2004.

_____

Notary Public

My Commission Expires: _____

(SEAL)



MY COMMISSION EXPIRES:
JANUARY 28, 2007

Mail After Recording To:

Southern Title Services, LLC
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130