Return: N13796
First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Hasmukh B. Shyamji
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

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:
Arnette R. Morris, Sr.	Michigan Fidelity Acceptance Corp. dba Franklin Mortgage Funding, Inc.	Map 51
3036 Reelfoot Drive	25800 Northwestern Hwy; Suite 875	Group 2
Nashville, TN 37214	~~Southfield, MI 48075~~	~~Parcel 12~~

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

Hasmukh B. Shyamji and wife, Chandan H. Shyamji

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Arnette R. Morris, Sr., married
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 a part of Lot No. 2 on the unrecorded subdivision of a lot known as The Dower Tract, as shown on the Plan of the Phillip Walker Lands, of record in Will Book 10, Page 111, County Court Clerk's Office for Davidson County, Tennessee, being the westerly 125 feet of the southerly 325 feet of Lot No. 2 on the Map of the subdivision of the Slate Farm, not of record, described according to a survey made by Harvey Gee, Surveyor, February 25, 1956, as follows:

Beginning on the northerly margin of Graycroft or Chadwell Drive at the southwest corner of the property conveyed to Maurice W. Norman by deed from John A. Mefford, Trustee, of record in Book 2495, Page 47, said Register's Office; thence with the northerly margin of said Drive north 86 degrees 00' west 125 feet; thence north 2 degrees 37' east 325 feet; thence south 86 degrees 00' east 125 feet to Norman's northwest corner; thence with Norman's westerly line south 2 degrees 37' west 125 feet to the beginning.

Being the same property conveyed to Hasmukh B. Shyamji and wife, Chandan H. Shyamji by deed from James O. Oatsvall and wife, Jean Y. Oatsvall, of record in Book 6983, Page 923, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors.

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 1010 Chadwell Drive, Madison, TN 37115

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 15th day of December, 2004.

Hasmukh B. Shyamji
Hasmukh B. Shyamji

Chandan H. Shyamji
Chandan H. Shyamji

Davidson County DEEDWARR
Recvd: 12/16/04 10:36 2pgs
Fees:13.00 Taxes:721.50
20041216-0149604

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 Hasmukh B. Shyamji and wife, Chandan H. Shyamji, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

