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

MAP: 062-13-0
PARCEL: 057.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Corinne Giannitrapani a widow,
634 Glenwood Village Lane
West Chester, PA 19380

Davidson County DEEDWARR
Recvd: 01/03/05 14:08 2 pgs
Fees:13.00 Taxes:473.80
20050103-0000627

WARRANTY DEED

THIS INDENTURE, made this 15th day of December, 2004 between

Mark D. Morris and wife, Kelley M. Morris

hereinafter referred to as **Grantor**, and

Corinne Giannitrapani

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:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 5 of Block "G" on the map of Country Club Estates, as of record in Plat Book 843, Page 95, Register's Office Davidson County, Tennessee.

Said Lot No. 5 fronts 100 feet on the Southeasterly side of McGavock Avenue and runs back between parallel lines 165 feet to a dead line.

This being the same property conveyed to Mark D. Morris and wife, Kelley M. Morris by Warranty Deed dated 4/30/03 from Earl William Huffine and wife, Eva Robb Huffine of record in Instrument Number 20030430-0057758, 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 2004 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 by Kelley M. Morris attorney in fact
Mark D. Morris

Kelley M. Morris
Kelley M. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelley M. 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 15th day of December,2004

Notary

My Commission Expires: 9/30/06

On this 15th day of December 2004, before me personally appeared ,Kelley M. Morris to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Mark D. Morris acknowledged that such person executed the same as the free act and deed of Mark D. Morris

Notary Public

My Commission Expires: 9/30/06

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 $128,000.00.

Affiant

Sworn to and subscribed before me, this 15th day of December, 2004

Notary Public

My Commission Expires: 9/30/06