Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1525

JCW # D-0480

Davidson County DEEDWARR
Recvd: 01/11/05 13:34 2 pgs
Fees:13.00 Taxes:362.60
20050111-0004138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jean Lorein Hickey, aka Jean L. Hickey, single, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Mark D. Morgan and Cynthia E. Bower, both unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 158 o the Plan of Elm Hill Acres, Section IV, of record in Book 2331, Page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 158, fronts 85 feet on the southwesterly side of Sanborn Drive and runs back 145 feet on the northwesterly line and 225 feet on the southeasterly line to a dead line in the rear on which it measures 116.7 feet.

Being the same property conveyed to Jean Lorein Hickey by Warranty Deed of record in Book 8813, Page 875, dated December 14, 1992 Register's Office, Davidson County, TN. Jean Lorein Hickey and Jean L. Hickey are one in the same person.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2109 Sanborn Drive, Nashville TN 37210.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of December, 2004

Jean L. Hickey by Rayann L. Hickey

Jean Lorein Hickey, aka Jean L. Hickey
by Ray Ann L. Hickey, Atty. in fact

State of Tennessee)
County of Davidson)

On this 31st day of December, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ray Ann L. Hickey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, on behalf of Jean Lorein Hickey, aka Jean L. Hickey and acknowledged that such person executed the same as the free act and deed of Jean Lorein Hickey, aka Jean L. Hickey

JKENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 98,000.00.

Leslie A. Nash
Affiant

Sworn and subscribed before me on this the 31st day of December, 2004.

Elaine Eversmeyer
Notary Public

My Commission Expires: 1-29-05

ELAINE EVERSMEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005

NEW OWNER:
Mark D. Morgan et al
2109 Sanborn Drive
Nashville, TN 37210

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
95-10-48