FILE BOX 45

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 $ 162,837.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(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:
Michael Morgan	NEW OWNER	Map 141
6123 Jocelyn Hollow Road		Group 15-0
Nashville, TN 37205		Parcel C

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

Michael A. Pablo and wife, Julie R. Pablo

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael Morgan and wife, Becky Morgan
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:

BEING Lot No. 130, on the Plan of Phase 9, Rolling River Estates, of record in Book 6200, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 130 fronts 85.68 feet on the easterly margin of River Ridge Drive and extends back 163.37 feet on the northerly line and 157.11 feet on the southerly line to a dead line in the rear, measuring 108.51 feet thereon.

Being the same property conveyed to Michael A. Pablo and wife, Julie R. Pablo, by deed from W. Daniel Seal and wife, D. Michelle Seal, of record in Instrument 200004180038827, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 4788, Page 950; Book 4871, Page 640; Book 4892, Page 689; Book 5336, Page 480; Book 6298, Page 934, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 52, said Register's Office.

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 6876 River Ridge Drive, Nashville, TN 37221

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 24th day of January, 2005.

Michael A. Pablo

Julie R. Pablo

Davidson County DEEDWARR
Recvd: 01/27/05 10:42 2 pgs
Fees:13.00 Taxes:602.50

20050127-0010077

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 Michael A. Pablo and wife, Julie R. Pablo, 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 24th day of January, 2005.

My Commission Expires: 01/27/07

Notary Public

