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

MAP: 052-05-0
PARCEL: 254.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Tylette M. Crosby
201 East Palestine Avenue, Apt. I-6
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 01/31/05 15:58 2 pgs
Fees:13.00 Taxes:421.80
20050131-0011352

WARRANTY DEED

THIS INDENTURE, made this 27th day of January, 2005 between

Stanley H. Morris, Jr. and wife, Diane D. Morris and Kenneth R. Greer

hereinafter referred to as **Grantor**, and

Tylette M. Crosby, unmarried

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:

Land in Davidson County, Tennessee and being Lot No. 1 on the Plat of the Re-subdivision of Lots 10 and 11, Map of Red Bud Terrace of record in Book 6050, Page 195, Davidson County Register's Office to which plat reference is here made for a more complete description.

This being the same property conveyed to Stanley H. Morris, Jr. and wife, Diane D. Morris and Kenneth R. Greer and wife, Sandra Greer by Warranty Deed dated 10/14/1988 from Mark D. Morris of record in Book 7679, Page 827, Sandra Greer divesting her interest to Kenneth R. Greer of record in Final Decree of Divorce of record in Instrument Number 20050131001350 **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 2005 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.

Stanley H. Morris, Jr.

Diane D. Morris by Stanley H. Morris, Jr., Attorney in Fact

Kenneth R. Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stanley H. Morris, Jr. and and Kenneth R. Greer the within named bargainors, 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 office this 27th day of January, 2005.

Notary

My Commission Expires: 12/31/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of January, 2005, before me personally appeared Stanley H. Morris, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained in behalf of Diane D. Morris and acknowledged that such person executed the same as the free act and deed of Diane D. Morris.

Notary Public

My Commission Expires: 12/31/2006

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 $114,000.00.

Affiant

Sworn to and subscribed before me, this 27th day of January, 2005.

Notary Public

My Commission Expires: 12/31/2006