FILE BOX 45

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 02/02/05 14:46 2 pgs
Fees:13.00 Taxes:294.15



20050202-0012423

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Jamie L. Presson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2005

Notary Public:

MY COMMISSION EXPIRES: 1/26/08
(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:
Jamie L. Presson	Bank of the South	Map 96
771 Kent Road	551 N. Mt. Juliet Rd.	Group 90-A
Nashville, TN 37214	Mt. Juliet, TN 37122	Parcel 771 CO

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

Bill Morris, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jamie L. Presson, unmarried

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 Unit B-771, on the Plan of Emery Place Condominiums, of record in Plat Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bill Morris by Quitclaim Deed from Keith Ninomiya and Ruth Ninomiya, widow of Kataichi Ninomiya, of record in Instrument 20040824-0102209, said Register's Office, dated August 5, 2004. See also Final Decree of record in Instrument 20030121-0008031, said Register's Office, dated January 21, 2003, and Deed of record in Book 8562, Page 162, said Register's Office, dated February 28, 1992.

This conveyance is subject to Restrictions and By-Laws of record in Book 6715, Page 96; Book 6783, Page 205; Book 6845, Page 515; Book 6715, Page 130, 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 6250, Page 719, 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 771 Kent Road, Nashville, TN 37214

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 my hand this 31st day of January, 2005.

Bill Morris

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 Bill Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2005.

My Commission Expires: 1/24/08

Notary Public

