File #200550037

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First Title & Escrow Co., Inc.
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Davidson County DEEDWARR
Recvd: 03/01/05 15:55 2 pgs
Fees:13.00 Taxes:647.13

20050301-0022627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,900.00.

Rachel Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 10-26-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Erik M. Day	Sirva Mortgage. Inc.	Map 161-I-20P..
(NAME) 5762 Amalie Drive	(NAME) 6070 Parkland Blvd.	Parcel 012.00 CO
(ADDRESS) Nashville TN 37211	(ADDRESS) Mayfield Heights, OH 44124	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ELIZABETH MORGAN, MARRIED (formerly known as Elizabeth Bender, unmarried), AND MICHAEL G. MORGAN, MARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ERIK M. DAY, UNMARRIED,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 12, on the Condominium Plat, Townhomes of Brentwood, as shown by plat appearing of record in Plat Book 9700, Page 990, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Elizabeth Bender, unmarried and Michael G. Morgan, unmarried by Warranty Deed dated August 23, 2001 of record in Instrument No. 20010925-0103322, Register's Office for Davidson County, Tennessee. The said Elizabeth Bender now known as Elizabeth Morgan, married.

This conveyance is subject to the following: Restrictive Covenants of record in Instrument No. 20010626-0067542; Master Deed of record in Instrument No. 20000215-0015334 and in Instrument No. 20020205-0015877; Quitclaim Deed to Homeowners' Association of record in Instrument No. 20000215-0015335; Articles of Amendment to Homeowners' Association of record in Instrument No. 20000215-0015333; all matters shown on plat of record in Plat Book 9700, Page 990; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5762 Amalie Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 23rd day of February, 2005.

Elizabeth Morgan

Michael G. Morgan

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Elizabeth Morgan and Michael G. Morgan, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of February, 2005.

Notary Public

My Commission Expires: 2-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:

Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076