JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/05 08:26 2 pg
Fees:13.00 Taxes:510.60

20050303-0023254

B-UP-05-1141

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Brenda K. Morrison
Affiant

Subscribed and sworn to before me, this 25th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda K. Morrison	Union Planters Bank,NA d/b/a	
1141 Apple Valley Road (ADDRESS)	601 S Court (NAME) (ADDRESS)	
Madison, Tennessee 37115-2354 (CITY) (STATE) (ZIP)	Montgomery, AL 36104 (CITY) (STATE) (ZIP)	33-16-125

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARION E. JOHNSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRENDA K. MORRISON, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 125, PRIMROSE MEADOWS, SECTION 2, as shown on plat of record in Plat Book 4860, Page 105 amended in Book 5711, Page 866, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property..

Being the same property conveyed to Richard H. Johnson and wife, Marion E. Johnson by Warranty Deed from First Capital Corporation formerly Cherokee Capital Corporation, recorded the 3rd day of January, 1978 in Deed Book 5239, Page 358, in the Register's Office of Davidson County, Tennessee. The said Richard H. Johnson having since died leaving Marion E. Johnson as surviving tenant by the entirety.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 4860, page 105; Book 5711, page 866; Book 5039, page 481, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1141 Apple Valley Road, Madison, Tennessee 37115-2354
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of February, 2005.

Marion E. Johnson

STATE OF Tennessee
COUNTY OF Davidson

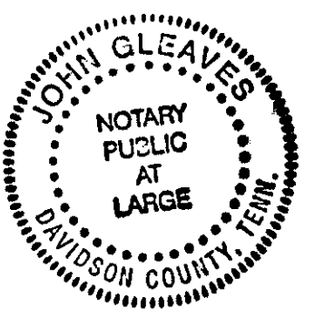
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marion E. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 25th day of February, 2005.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903