Davidson County DEEDWARR
Recvd: 03/10/05 15:28 2 pgs
Fees:13.00 Taxes:1572.50

20050310-0026845

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me, this 4th day of March, 2005.

Notary Public
My commission expires: 7-10-07

15-0502-150146

Address of New Owner:	Send Tax Bills to:	Tax Information
David R. Morgan 1428 Shannon Place Old Hickory TN 37138	SAME	064-03-0-B 128.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Judy D. Bauman, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **David R. Morgan and wife, Deborah Morgan**, hereinafter called the Grantees, their successors 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 Lot No. 139, on the Plan of Phase Nine, Brandywine Pointe, of record in Plat Book 9700, Page 184, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Judy D. Bauman by deed, dated 02/11/99, from Kathy G. Henderson, of record in Book 11338, Page 991, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1428 Shannon Place, Old Hickory, TN 37138

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of March, 2005.

Judy D. Bauman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Judy D. Bauman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 4 day of March, 2005.

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public
State of Tennessee at Large

My Commission expires 9-16-07