File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 46178
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/21/05 11:17 2 pgs
Fees:13.00 Taxes:294.89
20050321-0030392

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ricky J. Morton Nicolene Morton 2730 Hartford Drive Nashville, Tennessee 37210	CTX Mortgage Company, LLC 801 94th Avenue North St. Petersburg, Florida 33702

TAX MAP-PARCEL NUMBERS: 119-10-150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$79,700.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristie Keppler , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ricky J. Morton and spouse, Nicolene Morton** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hidden Acres of record in Book 1130, page 89 Register's Office for said County.

Said Lot No. 9 fronts 75 feet on the easterly margin of Hartford Drive and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Kristopher Robin Miller by Executrix's Warranty Deed from Kristie M. Keppler, Executrix of the Estate of Morris A. Miller, Probate No. 01P-1906, of record in Doc. No. 20030423-0054096, said Register's Office. By Quitclaim Deed of record in Doc. No. 20030606-0078216 Register's Office for said County, Kristopher Robin Miller conveyed his interest in subject property to Kristie Keppler.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130 Page 89, said Register's Office, which Plan shows a 30 foot minimum building setback line from Hartford Drive and a 10 foot easement for public utility purposes along the rear line(s). Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson county, Tennessee of record in book 4366, page 153, said Register's Office. Subject to Restrictions contained in instruments of record in Book 1394, page 218, Book 1428, page 565, Book 1432, page 528, said Register's Office.

This is improved property, known as: 2730 Hartford Drive, Nashville, Tennessee 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of March, 2005.

Kristie Keppler

State of TENNESSEE
County of DAVIDSON

On this 16th day of March, 2005 , before me the undersigned authority, personally appeared Kristie Keppler , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $79,700.00

Affiant

Sworn and subscribed before me this the 16th day of March, 2005

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public