WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 140,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MARCH, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00662CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Elizabeth Eve Clevenger	First Horizon Home Loan Corp.	MAP:161-10-A
5345 Hunters Ridge Road	P.O. BOX 7481	Parcel:118.00 CO.
Nashville, TN 37211	Springfield, OH 45501	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID M. MORGAN AND WIFE, ANNA C. MORGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ELIZABETH EVE CLEVENGER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5345 Hunters Ridge Road, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 31st day of March, 2005.

David M. Morgan

Anna C. Morgan

Davidson County DEEDWARR
Recvd: 04/06/05 12:41 2 Pgs
Fees:13.00 Taxes:519.85
20050406-0037863

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, DAVID M. MORGAN AND ANNA C. MORGAN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

CHAD I. PEARMAN
TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 136, PHASE TWO, VILLAGES OF BRENTWOOD, as shown on plat of record in Plat Book 6250, Page 169, as corrected by Surveyor's Certificate of Correction in Book 8484, Page 140, 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 David M. Morgan and wife, Anna C. Morgan by Warranty Deed from James M. Bernal, Jr. and wife, Manuela Robin Bernal, recorded the 31st day of July, 2001 in Instrument No. 20010731-0080979, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.