WARRANTY DEED

MONTE POE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-CD-05-0102

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-20-09

(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
Michael M. Morgan	SAME AS OWNER	
800 Woodland Street #102 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	82-16E-2.00 CO

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 WALTER J. PHILLIPS, IV.,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL M. MORGAN, 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 UNIT NO. 102, TOGETHER WITH PARKING SPACE #25 AND THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF CITY VIEW LOFTS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, RECORDED AS INSTRUMENT NO. 20020905-0107488, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS AMENDED BY FIRST AMENDMENT TO MASTER DEED FOR CITY VIEW LOFTS CONDOMINIUMS RECORDED AS INSTRUMENT NO. 20030826-0123605, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT D TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 1 ON THE PLAN OF CITY VIEW LOFTS RECORDED AS INSTRUMENT NO. 20020828-0104026, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WALTER J. PHILLIPS, IV., UNMARRIED BY WARRANTY DEED FROM CITY VIEW LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED THE 13TH DAY OF JANUARY, 2004 IN INSTRUMENT NO. 20040113-0005506, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY,
TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in the Plat Instrument Number 20020828-0104026; Instrument Number 20010529-0055280 and 20020905-0107487; Instrument Number 20010529-0055279; Instrument Number 20030826-0123606; Instrument Number 20020905-0107488; Instrument Number 20030826-0123605; Instrument Number 20041014-0124079, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 800 Woodland Street #102, Nashville, Tennessee 37206
(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 15th day of April, 2005.

Walter J. Phillips, IV.

Davidson County DEEDWARR
Recvd: 04/18/05 12:12 2 pgs
Fees:13.00 Taxes:518.00

20050418-0042799

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter J. Phillips, 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 15th day of April, 2005.

Notary Public

My Commission Expires: 9-20-08

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903