This instrument prepared by:
Judy Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 04/19/05 10:06 3 pgs
Fees:18.00 Taxes:205.35
20050419-0043297

File No.: **2120-789136**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirty-first day of March, 2005**, by and between **Keith W. Christian**, parties of the first part, and **Gentry Morris**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NO. 273B ON THE ZONE LOT DIVISION OF LOT NO. 273 OF THE PLAN OF COLEWOOD ACRES, SECTION 4-A, OF RECORD IN PLAT BOOK 6250, PAGE 525, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Keith W.Christian from Jack Kemp, Secretary of Housing and Urban Development, Washington, DC, by virtue of Cash Deed as recorded on 03-25-92 in Book 8583, page 140, in the Register's Office for Davidson County, Tennessee

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **162-03-0 421.00**
X Improved OR
Unimproved property located at: **4922 Olivia Dr., Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Keith W. Christian

Keith W. Christian

STATE OF **TEXAS**

COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Keith W. Christian** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Thirty-first day of March, 2005.**

SHIRLEY A. DYKES
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 10-16-2007

Shirley A. Dykes
Notary Public

My Commission Expires:

****

Owner's Name: **Gentry Morris**

and Address: **4922 Olivia Dr.**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Gentry Morris
13 Hickory Ct.
Antioch, TN 37013

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**55,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirty-first day of March, 2005.**

Notary Public

My Commission Expires: 12-15-2007

ADAM T. DODD
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.
MY COMMISSION EXPIRES: DECEMBER 15, 2007