Davidson County DEEDWARR
Recvd: 05/04/05 15:07 2 pgs
Fees:13.00 Taxes:151.70
20050504-0050125

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 071-12-0
PARCEL: 186.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Mark D. & Kelley M. Morris
6509 Lickton Pike
Goodlettsville, TN 37072

WARRANTY DEED

THIS INDENTURE, made this 20th day of April, 2005 between

Jeffie B. Humphrey a/k/a Jeffie Cantrell Humphrey

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Mark D. Morris and wife, Kelley M. Morris

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee being described as follows to-wit:

Being Lot No. 86 on the Map of Victory Heights Subdivision, as of record in Plat Book 1130, Page 97, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 86 fronts 60 feet on the North side of Oneida Avenue and runs back between lines, 175.3 feet on the West line and 174.6 feet on the East line, to a dead line, measuring 60 feet thereon.

This being the same property conveyed to Alfred J. Humphrey and wife, Jeffie B. Humphrey by Warranty Deed dated 12/01/1947 from General Homes, Inc. of record in Book 1554, Page 443, Register's Office Davidson County, Tennessee. Alfred J. Humphrey now being deceased, having died on 4/10/83.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Jeffie Cantrell Humphrey by James L. Humphrey, Attorney in Fact

Jeffie B. Humphrey a/k/a Jeffie Cantrell Humphrey
by James L. Humphrey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of April 2005, before me personally appeared James L. Humphrey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Jeffie B. Humphrey a/k/a Jeffie Cantrell Humphrey acknowledged that such person executed the same as the free act and deed of Jeffie B. Humphrey a/k/a Jeffie Cantrell Humphrey.

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $41,000.00.

Affiant

Sworn to and subscribed before me, this 20 day of April, 2005.

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY