THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert & Nippert Attorneys
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Ashland City, TN 37015
(615)792-1269

Davidson County DEEDWARR
Recvd: 05/11/05 15:50 2 pg
Fees:13.00 Taxes:388.13
20050511-0053376

Name and Address of New Owners:

Terry D. Morris a married person
7730 Whites Creek Pike
Joelton, Tennessee 37080

Persons Responsible for Taxes:

Same

Map/Parcel Number: 8-63.00

WARRANTY DEED

For and in consideration of the sum of **One Hundred Four Thousand Nine hundred ($104,900.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, We, **Stephen R. Guy and wife, Rita D. guy**, the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **Terry D. Morris a married person**, the GRANTEE herein, their heirs and assigns, a certain tract or parcel of land described as follows:

Land in Davidson County, State of Tennessee, and being more particularly described according to a survey by John B. Kohl, III, dated June 27, 1994.

BEGINNING at a point in the Northeasterly margin of Nashville and Springfield Road, now known as Whites Creek Pike, and being the common front corner to the Pons' property (Book 8014, Page 982, Register's Office for Davidson County, Tennessee); thence with the said Pons' line, Northeasterly 200 feet to a point; thence in a Southeasterly direction 250 feet to a point; thence in a Southwesterly direction 200 feet to a point in the margin of Whites Creek Pike, being the common front corner to Rose (Book 9110, page 707, Register's Office for Davidson County, Tennessee); thence with the margin of said road, 250 feet to the point of BEGINNING.

Being the same property conveyed to Stephen R. Guy and Wife, Rita D. Guy from the Secretary of Veterans Affairs, an Officer of the United States of America by deed of record as Instrument No. 20010723-0077725 Register's Office for Davidson County.

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, his heirs and assigns, forever. And we do covenant with the said GRANTEE 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, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 hand this the 6th day of May, 2005.

GRANTORS:

Stephen R. Guy

Rita D. Guy

M. KEVIN HEFFELMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 6th day of May, 2005, before me, **M. Kevin Heffelman**, a Notary Public, of the state and county aforementioned, personally appeared **Stephen R. Guy**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

NOTARY PUBLIC
My Commission Expires: July 29, 2006.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 6th day of May, 2005, before me, **M. Kevin Heffelman**, a Notary Public, of the state and county aforementioned, personally appeared **Rita D. Guy**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

NOTARY PUBLIC
My Commission Expires: July 29, 2006.

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $104,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Terry D. Morris
Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 6th day of May, 2005 before me, **M. Kevin Heffelman**, a Notary Public, of the state and county aforementioned, personally appeared **Terry D. Morris,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

NOTARY PUBLIC
My Commission Expires: July 29, 2006.