ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
James A. Schultz	New Owner	MAP and PARCEL
~~4603~~ 4601 Gallatin Pk.		76-5-106
Nashville TN 37216		

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles Michael Morris, an unmarried person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **James A. Schultz, a married person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Hidden Hill of record in Book 4860, Page 43, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Charles Michael Morris and wife, Barbara Gale Morris, by Warranty Deed from Ronald W. Cooper and wife, Belinda K. Cooper, of record in Book 7508, Page 954, Register's Office for Davidson County, Tennessee. The said Charles Michael Morris and Barbara Gale Morris having since divorced. Barbara Gale Morris conveyed her interest in the subject property to Charles Michael Morris by Quitclaim Deed of record in Book 10014, Page 83, said Register's Office.

This is property with a common address of 608 Hidden Hill Drive, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 4860, Page 43, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 4938, Page 337, said Register's office.

PROPERTY SOLD "AS IS."

Davidson County DEEDWARR
Recvd: 05/20/05 10:40 2 pgs
Fees:13.00 Taxes:334.44
20050520-0057057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is ~~$90,424.74~~ $90,390.11

Affiant

Subscribed and sworn before me this 19th day of May, 2005.

My Commission Expires: 1/28/2006

Notary Public

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

C.M.M. by T.A.M.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this ~~16~~ 16th day of **May, 2005**.

X Charles Michael Morris by Timothy Ashton Morris attorney in fact

Charles Michael Morris by Timothy Ashton Morris, attorney in fact

STATE OF NORTH CAROLINA
COUNTY OF Wake

On this ~~16th~~ 18th day of May 2005, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Timothy Ashton Morris,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Charles Michael Morris,** and is authorized by Charles Michael Morris to execute this instrument on his behalf by virtue of a Power of Attorney recorded simultaneously herewith in Instrument No. 20050520-0057056, said Register's Office.

Witness my hand and official seal at office this ~~19th~~ 18th day of **May, 2005**.

DAWN ELLINGTON NOTARY PUBLIC JOHNSTON COUNTY, NC

Dawn Ellington

Notary Public
My Commission Expires: May 30, 2009

File No. 0505-054.wd