Return to: First Title & Escrow Company, Inc
File # 24267 Box 93

RECORD AND ~~RETURN~~ TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/31/05 13:39 2 pgs
Fees:13.00 Taxes:999.00
20050531-0061049

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2005.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 9/30/06

My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul R. Steele 251 Haverford Avenue Nashville, Tennessee 37205	Same as new owner	130-01-0023.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY THOUSAND and NO/100 ($270,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KATHERINE PIRTLE MOREL, married,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **PAUL R. STEELE, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 77 on the Plan of West Meade Farms Section 3, as of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Katherine Pirtle Morel, married by Warranty Deed from John Erwin Faber, married, of record in Instrument No. 20010716-0075114, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 251 Haverford Avenue, Nashville, Tennessee 37205.

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

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

I, **FELIX MOREL,** husband of the aforementioned **KATHERINE PIRTLE MOREL,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, marital or otherwise, in and to said property that I might have as the husband of the aforementioned **KATHERINE PIRTLE MOREL.**

WITNESS OUR HANDS, this the 20th day of May, 2005.

Katherine Pirtle Morel
KATHERINE PIRTLE MOREL

FELIX MOREL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Katherine Pirtle Morel and husband Felix Morel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of May, 2005.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 9/30/06

My Commission Expires SEPT. 30, 2006