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

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2005.

NOTARY PUBLIC

My commission expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 06/15/05 15:24 2 pgs
Fees:13.00 Taxes:510.60

20050615-0068684

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
ANDREA N. MORAWE 665 Mercer Drive Hermitage, Tennessee 37076	Same as new owner	75-11-61

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY EIGHT THOUSAND and NO/100 ($138,000.00) 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, **PATRICIA ANN ESPY DAVIS, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **ANDREA N. MORAWE, a married person,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Rutherford County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 371 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the common front corner of Lots 371 and 370 in the southerly margin of Belgium Drive; thence with the line between said lots 124.87 feet to the common rear corner of said lots; thence in a westerly direction along the line of Lot 371 and property reserved for future development 107.81 feet to a point; thence in a northerly direction 82.9 feet with the easterly margin of Mercer Drive to the beginning of a curve; thence around said curve in an easterly direction 38.27 feet to a point in the southerly margin of Belgium Drive; thence with the southerly margin of said drive 100 feet to the beginning.

Being the same property conveyed to Charles Michael Davis and Patricia Ann Espy (now Davis) by Deed from Reynold Bubis, Successor Trustee for Martin R. Bubis, Trustee, of record in Deed Book 5274, page 521, Register's Office of Davidson County, Tennessee. Reference also Quitclaim Deed to create a tenancy by the entirety, of record in Book 5327, page 423. As further conveyed to Patricia Ann Espy Davis by the terms and conditions of Final Order of Divorce, of record in Book 7648, page 158, said Register's Office.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 4675, page 140; to restrictive covenants of record in Book 4849, page 767, which incorporate by reference restrictions of record in Book 4793, page 157, as amended by instrument in Book 5020, page 58 and Book 5028, page 357,; all of the 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 665 Mercer Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her 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 at closing 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, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 29th day of April, 2005.

Patricia Ann Espy Davis
PATRICIA ANN ESPY DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Patricia Ann Espy Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of April, 2005.

JANE GRAZIER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

Notary Public

My commission expires: 9/30/06