Reality 4877

Davidson County DEEDWARR
Recvd: 07/07/05 15:18 2 pgs
Fees:13.00 Taxes:510.23

20050707-0078656

State of Tennessee
County of

The actual consideration or value, whichever is greater is $137,900.00.

Subsribed and sworn before me this the 30th day of June, 2005.

CHERYL L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO. TENN.

Affiant

Notary Public

MY COMMISSION EXPIRES:
JULY 2, 2008

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 500439

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Ernest Morris and wife, Rebecca Morris
630 Albany Drive
Hermitage, TN 37076

Send tax bills to:
Countrywide Home Loans, Inc.
801 Crescent Center Dr., Ste 510
Franklin, TN 37067

Map 75-8 Parcel 36

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

John Boyd, A Married Man

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Ernest Morris and wife, Rebecca Morris

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 276 on the Plan of Section Four Tulip Grove of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to John C. Boyd, Unmarried by Deed of record in Book 4175, Page 12, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 630 Albany Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 30th day of June, 2005.

John Boyd

Natasha Boyd

STATE OF TENNESSEE
COUNTY OF Williamson

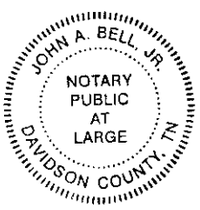
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named John Boyd and Natasha Boyd the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2005.

My commission expires:

_____

_____
Notary Public



JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006