THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 07/11/05 12:17 2 pgs
Fees:13.00 Taxes:876.90
20050711-0079863

WARRANTY DEED

Address New Owner(s)
Mr. & Mrs. Larry J. Morrison
1008 Wemberton Place
Nashville, TN 37214

Send Tax Bills to:
same

Map-Parcel:
Map: 109-5
Group: A
Parcel: 3 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Alain Dery, a Seventy Percent (70%) undivided interest and Colette Marcil, a Thirty Percent (30%) undivided interest**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larry J. Morrison and wife, Shann-A-Le Morrison, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 72 on the Plan of Phase 4, Lakeridge, as of record in Book 8250, page 726, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Alain Dery and Colettet Marcil by Warranty Deed from Randall A. Oden and wife, Malinda V. Oden, filed of record at Instrument No. 200004280042182, said Register's Office. Title now vested in Alain Dery, a Seventy Percent (70%) undivided interest, and Colette Marcil, a Thirty Percent (30%) undivided interest, by Quitclaim deed filed at Instrument No. 200006160060399, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions filed in Book 9669, page 715, said Register's Office; all matters as shown in the recorded plat and all applicable local government planning, building and zoning regulations.

This is improved property known as: 1008 Wemberton Place, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whosoever.

Wherever 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 our hands this 25th day of April, 2005.

Alain Dery

Colette Marcil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of April, 2005, before me personally appeared, Alain Dery, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal.

Notary Public Notary 2.2073

My Commission Expires: N/A

STATE OF Provinces of Quebec Canada
COUNTY OF City of Laval

On this 25th day of April, 2005, before me personally appeared Colette Marcil, 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 acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal.

Notary Public Notary
2073.

My Commission Expires:

N/A

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $237,000.00

Affiant

Sworn to and subscribed before me
this 30 day of June, 2005.

MELISSA A. CAPLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 05/23/09