This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 043-16-0
PARCEL: 058.00 & 059.00
GROUP:

New Owners Address & Send Tax Bills to Same Address:
Mark D. Morris and wife, Kelley M. Morris
6509 Lickton Pike
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 07/22/05 16:21 2 pgs
Fees:13.00 Taxes:157.25
20050722-0085804

WARRANTY DEED

THIS INDENTURE, made this 15th day of July, 2005 between

Andrea Katherine Marlowe Spears a/k/a Kay Spears

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Mark D. Morris and wife, Kelley M. Morris

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Being a part or portion of the land shown on the map of the Revised Subdivision of Colonial Bluff, as shown of record in Book 974, Page 23, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lots Nos. 28, 27, 26, 25, 24, and the Easterly one-half of Lot No. 23; Lots Nos. 33 to 38 inclusive and the Easterly part of Lot No. 32 determined by extending a line through the center of Lot No. 23 in a Southerly direction until the same intersects with the Southerly boundary line of said Lot No. 32, together with that part of the 20 foot street as shown thereon as is contained within the boundary of the property hereby conveyed and is contiguous thereto. Said street has been closed by Declaration of record in Book 2297, page 304, R.O.D.C.

Said lands herein conveyed are further described by metes and bounds according to the map of survey made August 12, 1953, by Z.J. Wilkinson, unrecorded, as follows, to-wit:

Being Tract No. 2 on said survey and beginning at a point marked by an iron pin set in a curve and being the center of the Northerly boundary of Lot. No. 23 on the map of aforesaid subdivision of Colonial Bluff; thence along said curve to the left with a radius of 814.5 feet a distance of 275 feet to the point of tangent of said curve; thence N. 46 deg. 30' E., 25 feet to the point; thence S. 43 deg. 30' E., 300 feet to a point; thence S. 71 deg. 30' W., 222.6 feet to a point; thence S. 12 deg. 30' E., 102 feet to a point; thence N. 87 deg. 25' W., 161 feet to a point; thence N. 23 deg. W., 235.2 feet to the beginning, more or less, and being part of the same property conveyed by Anderson Land and Improvement Company to Myrtle Anderson Marlowe, by deed of record in Book 737, page 64, as corrected by deed of record in Book 855, page 372, said Register's Office.

Included within the above description but excluded from this conveyance are the two parcels of land heretoforeto conveyed as follows:

1. Parcel conveyed by Elizabeth Carlile to State of Tennessee for use and benefit of Department of Highways by Warranty Deed of record in Book 4074, page 811, Register's Office for Davidson County, Tennessee.

2. Parcel divested out of Elizabeth Carlile and vested in the State of Tennessee for the use and benefit of the Department of Highways by decree of Fifth Circuit Court of Davidson County, Tennessee, of record in Book 4604, Page 745, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Kay Spears by Quitclaim Deed dated 6/28/2005 from Elizabeth M. Ballard, Margaret M. Simpkins n/k/a Margaret Moody, William L. Morris, Jr., Bruce E. Carlile, Clayton G. Carlile and Harry L. Carlile of record in Instrument Number 20050722-0085803 **, Register's Office Davidson County, Tennessee.**

Land situate in the 11th Civil District of Davidson County, Tennessee, decribed, as follows, to-wit:

Beginning at a stake in the South right-of-way of Old Hickory Boulevard, corner to Elizabeth Marlow Carlile and the Northwest corner of this lot; thence with the East line of said Carlile South 43 deg. 30' East 300 feet to a stake; thence South 71 deg. 30' East 208 feet more or less to a stake in the low water line of Cumberland River; thence with the West line of Cumberland River, Northerly 385 feet, more or less to a stake in the South right-of-way of Old Hickory Boulevard; thence with the South right-of-way of Old Hickory Boulevard South 46 deg. 30' East 225 feet, more or less, to the beginning, more or less, after survey by Z.J. Wilkinson, Surveyor, Nashville, Tennessee, on August 12, 1953.

Included but excluded in the above description is an outconveyance of record in Book 4237, Page 523.

This being the same property conveyed to Andrea Katherine Marlowe Spears by Affidavit of Heirship of L.T. Marlowe, Jr. dated 2/14/1978 of record in Book 5302, Page 73, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kay Spears

Andrea Katherine Marlowe Spear a/k/a Kay Spears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrea Katherine Marlowe Spears a/k/a Kay Spears the within named bargainor, 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 official seal at office this 15th day of July, 2005.

Notary

My Commission Expires: 12/31/2008

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, ~~whichever~~ is greater, is $42,500.00.

Affiant

Sworn to and subscribed before me, this 15th day of July, 2005

Notary

My Commission Expires: 12/31/2008

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY