Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

PREPARED BY & RETURN TO:

PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

39-B
File #05-1321

Davidson County DEEDWARR
Recvd: 08/19/05 13:15 2 pg
Fees:13.00 Taxes:515.04
20050819-0099102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Sven Erik Eklund and wife, Wakako M. Eklund, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Alan J. Morrison and Lois C.G. Morrison, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Oakwood, Phase II, Section I, of record in Book 7900, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sven Erik Eklund and wife Wakako M. Eklund by Warranty Deed dated August 24, 2000 of record in Inst. No. 200008280084351 Register's Office for Davidson County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2528 Oak Forrest Drive, Nashville TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. 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 THE EXECUTION HEREOF this 28th day of July, 2005

Sven Erik Eklund

Wakako M. Eklund

State of Tennessee)
County of Davidson)

On this 28th day of July, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sven Erik Eklund and Wakako M. Eklund, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 139,200.00.

Affiant

Sworn and subscribed before me on this the 28th day of July, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Alan J. Morrison
2528 Oak Forrest Drive
Nashville, TN 37013

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
149-2-103