This instrument prepared by:
Judy A. Lehman, an employee of
First American Title Insurance Company
6 Cadillac Drive, Suite 190
Brentwood, TN 37027
615-371-8999

Davidson County DEEDWARR
Recvd: 08/22/05 13:54 3 pgs
Fees:18.00 Taxes:702.63
20050822-0099811

File No.: **2041-922779**

WARRANTY DEED

THIS INDENTURE, made and entered into this **August 15, 2005**, by and between **Loretta J. Spitznas, now being Loretta J. Cole, a single woman**, parties of the first part, and **Roger Morrison and wife, Lisa Morrison**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, ON THE PLAN OF JOHN CUNNINGHAM ESTATES, SECTION 2, A PLAN OF WHICH IS OF RECORD IN BOOK 4595, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

Being the same property conveyed to Jack B. Spitznas and wife, Loretta J. Spitznas from John C. Cunningham and wife, Wynona P. Cunningham, by virtue of Warranty Deed as recorded in 12/8/1972 in Book 4662, page 982 and quitclaim deed from Jack Spitznas to Loretta J. Spitznas, now being Loretta J. Cole as recorded on 10/24/1998 in Book 7684, page 684, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **127-0-119.00**

X Improved OR

Unimproved property located at: **8502 Newson Station Road, 8405 Hwy 70 Lot 1, John Cunningham Est. Sec. 2, Nashville, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Loretta J. Cole

Loretta J. Cole

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Loretta J. Spitznas, now being Loretta J. Cole** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my Hand and Notarial Seal this **August 15, 2005.**

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 9/4/07

W. Brad Lehman

Notary Public

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Owner's Name: **Roger Morrison**

and Address: **8502 Newson Station Road**
Nashville, TN

Mail tax bills to, (Person or Agency responsible for payment of taxes)
ABN AMRO Mortgage Group, In.c
2600 W. Big Beaver Road
Troy, Michigan 48084

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**189,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this .

Notary Public

My Commission Expires: 9/4/06

W. BRAD LEHMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.