Box 8

Davidson County DEEDWARR
Recvd: 11/22/05 13:46 2 pgs
Fees:13.00 Taxes:832.50
20051122-0141161

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (PWJr/fs) Title No: _____
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Morgan Judy Morgan 3401 Love Circle Nashville, TN 37212	same

TAX MAP-PARCEL NUMBERS: 10406013200

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 **Percy Wilkins, Jr. and spouse, Virginia R. Wilkins,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Morgan and spouse, Judy Morgan,** 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. 103 in the Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, Pages 124 and 125, Register's Office, Davidson County, Tennessee.
>
> Said Lot No. 103 fronts 60 feet on the Southerly side of Love Circle and runs back between parallel lines 147.5 feet, more or less, on its westerly margin and 145 feet, more or less, on its easterly margin, to a 15 foot alley,, on which it measures 60 feet.
>
> Being the same property conveyed Grantor by deed from Third National Bank, Trustee, of record in Book 5111, page 751 said Register's Office.

This is improved property, known as: 3401 (previously known as 3333) Love Circle, Nashville, TN 37212.

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF on November 16, 2005.

Percy Wilkins, Jr.

Virginia R. Wilkins

State of Tennessee
County of Davidson

On November 16th, 2005, before me the undersigned authority, personally appeared Percy Wilkins, Jr. and Virginia R. Wilkins, 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.

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires NOV. 24, 2007

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ $225,000.00

Affiant

Sworn and subscribed before me on November 16, 2005.

Notary Public

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires

My Commission Expires NOV. 24, 2007