05-146878

THIS INSTRUMENT PREPARED BY: (Subject to information provided by the parties)
E. Keith Bell, Attorney
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/23/05 15:28 2 pg
Fees:13.00 Taxes:170.51

20051123-0142174

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Wayne Morrow 1500 Kellow Street Nashville, TN 37208	SAME	081-03-318.00

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, Karl Radley, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Wayne Morrow, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot 10, RIVERVIEW GARDENS Subdivision, as shown on plat of record in Plat Book 3600 Page 46, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed to Karl Radley from John Radley, Jr. by deed dated 03/11/2005 of record in Instrument # 20050401-0035574, said Register's Office.

Also being the same property conveyed by Quit Claim Deed to Karl Radley from Katrina Radley by deed dated 03/11/05 of record in Instrument # 20050401-0035573, said Register's Office.

Also being the same property conveyed to John Radley, Jr., Katrina Radley and Karl Radley from Dorothy B Radley, deceased by Affidavit of Heirship dated 03/22/05 of record in Instrument # 20050401-0035572, said Register's Office.

This is improved property known as: 1500 Kellow Street, Nashville, TN 37208

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by it, and that it will warrant and defense the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The grantees have inspected and examined the property and are purchasing same base on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 17th day of November, 2005.

Karl Radley
Karl Radley

State of TENNESSEE
County of Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Karl Radley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of November 20__.

My commission expires: 03/06/06

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $46,084.20

Affiant

Subscribed and sworn to before me this 17th day of November 2005.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE