This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

Davidson County DEEDWARR
Recvd: 12/16/05 08:20 2 pgs
Fees:13.00 Taxes:362.60
20051216-0150947

Return To:
ADDRESS NEW OWNER:
Christopher R. Louk
2903 Kedzie Drive
Murfreesboro, TN 37130

SEND TAX BILL TO:
Owner

MORTGAGEE:
Cavalry Banking
114 West College Street
Murfreesboro, TN 37130

MAP **105**
GROUP **7**
PARCEL **154**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Johnny W. Morelan and wife, Felicia S. Morelan**, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **TRAM Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the "GRANTEE", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot No. 109 on the Plan of Towne Village of the Country, Section 2, according to plat and survey of the same appearing of record in Plat Book 5200, pages 176 and 177, of the Register's Office of Davidson County, Tennessee, to which plat reference made for a more complete and accurate description of said lot.

Being the same property conveyed to Johnny W. Morelan and wife, Felicia S. Morelan, by deed of record in Book 11551, page 591, Register's Office for Davidson County, Tennessee.

The captioned property is 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.

This is improved property known as 3280 New Towne Road, Antioch, Tennessee 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", their heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and their 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 our hands this the 9th day of December, 2005.

Johnny W. Morelan

Felicia S. Morelan

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Johnny W. Morelan and wife, Felicia S. Morelan**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of December, 2005.

LORI SMITHSON Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 1-28-07

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $98,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of December, 2005.

LORI SMITHSON Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 1-28-07