**Return to: Box 10-B
Cohen & Cohen

Davidson County DEEDWARR
Recvd: 12/19/05 13:15 3 pgs
Fees:18.00 Taxes:653.05
20051219-0151927

~~BOX 36~~

RECORD & RETURN TO:
Richard W. Sebastian, Atty.
Ortale, Kelley, Herbert & Crawford
200 Fourth Avenue, North, 3rd Fl.
Nashville, TN 37219

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $176,500.00.

Affiant

Subscribed and sworn to me on December 15, 2005.

NOTARY PUBLIC

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21319SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Miller Hancock 7037 Sunnywood Drive Nashville, TN 37211	Countrywide Home Loans, Inc. 4500 Park Granada Calabasas, CA 91302-1613	173-9-A 364 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles G. Morris, Lois K. Morris, and Christopher G. Morris, being all the Heirs-at-Law of Mary D. Morris, Deceased**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Michael Miller Hancock**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 298, as shown on the Plan of Lenox Village, Phase Five, of record as Instrument No. 20050120-0007427 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Mary D. Morris, an unmarried person, by Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20050620-0070460 in the Register's Office for Davidson County, Tennessee. The said Mary D. Morris has since died.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been paid and prorated by the parties; 2006 and subsequent county taxes are assumed by the Grantee; and
2. Matters shown on Plan of record as Instrument No. 20050120-0007427 in the Register's Office for Davidson County, Tennessee;

3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Supplemental Master Deed Restrictions of record as Instrument No. 20040526-006221 in said Register's Office; and
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20040526-0062220, as corrected by Instrument No. 20050113-0005133 in said Register's Office; and
5. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office; and
6. Easements for sanitary sewers and/or storm drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office; and
7. Stormwater Detention Agreement of record as Instrument No. 20040305-0025146 in said Register's Office; and
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7037 Sunnywood Drive, Nashville, TN 37211.

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, his 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, has 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, his 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 on December 16, 2005.

Charles G. Morris

BY: _____
Richard W. Sebastian, His Attorney-In-Fact

Lois K. Morris

BY: _____
Richard W. Sebastian, Her Attorney-In-Fact

Christopher Morris

BY: _____
Richard W. Sebastian, His Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICHARD W. SEBASTIAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **CHARLES G. MORRIS**, as his Attorney in Fact, as the free act and deed of the within named **CHARLES G. MORRIS**. Witness my hand and official seal this 15th day of December, 2005.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: 1/24/09

BOBBIE COOPER STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICHARD W. SEBASTIAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **LOIS K. MORRIS**, as her Attorney in Fact, as the free act and deed of the within named **LOIS K. MORRIS**. Witness my hand and official seal this 15th day of December, 2005.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: 1/24/09

BOBBIE COOPER STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICHARD W. SEBASTIAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **CHRISTOPHER G. MORRIS**, as his Attorney in Fact, as the free act and deed of the within named **CHRISTOPHER G. MORRIS**. Witness my hand and official seal this 15th day of December, 2005.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: 1/24/09

BOBBIE COOPER STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE