THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24906-11-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $411,800.00. Affiant Subscribed and sworn to before me this 29th day of December, 2005. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John H. Pierce Wendy Pierce 3816 Abbott Martin Road Nashville, TN 37215	Countrywide Home Loans P. O. Box 660694 Dallas, TX 75266-0694	Map No.116.12-0 Parcel No. 051.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. William B. Morrow and wife, Lise C. Morrow**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John H. Pierce and wife, Wendy Pierce** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3816 Abbott Martin Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of December, 2005.

J. William B. Morrow

Lise C. Morrow

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **J. William B. Morrow and wife, Lise C. Morrow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/10/06 14:26 2 pgs
Fees:13.00 Taxes:1523.66

20060110-0003796

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 of Block G on the Plan of Map of Woodmont Lane Homesites, as of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to J. William B. Morrow and wife, Lise C. Morrow by Deed dated, May 28, 2003 from Charles D. McDonald, III and wife, Hillary S. McDonald of record in Instrument No. 20030529-0072510, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3913, page 980, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1130, page 13, Register's Office for Davidson County, Tennessee.