Davidson County DEEDWARR
Recvd: 01/26/06 10:00 2 pgs
Fees:13.00 Taxes:240.50

20060126-0009818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$65,000.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

December 22, 2005.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

JEFFREY M. GRISSIM
NOTARY PUBLIC STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Wayne E. Morris P.O. Box 120601 Nashville, TN 37212	SAME AS NEW OWNER	105-11/169

WARRANTY DEED

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, I/WE, **ERNESTJEAN JONES, SHARON JACKSON, ANDRE BROWN, AND KIMBERLY OWENS**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WAYNE E. MORRIS, UNMARRIED**
HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 2 of Block "A", on the Plan of a subdivision of part of the Sophia M. Neal Property, as shown on plat of record in Plat Book 1130, page 4, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Said Lot No. 2 fronts 50 feet on the westerly side of Neal Terrace and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Ernest Owens and wife, Dorothy T. Owens by Deed of record in Book 4917, Page 853 recorded 06/02/1975, Register's Office for Davidson County, Tennessee.
Affidavits of heirship: 20060126-0009815 & 20060126-0009816
The said Ernest Owens having since died on May 7, 2004 intestate, with the said Dorothy T. Owens having predeceased him, leaving the subject property to his Heirs at Law, Ernestjean Jones, Sharon Jackson, Andre Brown, and Kimberly Owens.
Ernestjean Jones executes this instrument at Attorney-In-Fact on behalf of Sharon Jackson, pursuant to the Power of Attorney being recorded in Instrument No. 20060126-0009817, Register's Office for Davidson County, Tennessee.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
1815 NEAL TERRACE, NASHVILLE, TN 37203

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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, this date: 12/22/05

Ernestjean Jones
Ernestjean Jones

Andre Brown
Andre Brown

Sharon Jackson

BY: Sharon Jackson by P.O.A.
Ernestjean Jones, Attorney-In-Fact Ernestjean Jones

Kimberly Owens
Kimberly Owens

LTSR Number:

GTE File: 2005091108

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ernestjean Jones, Andre Brown and Kimberly Owens with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 22nd day of December, 2005.

JEFFREY M. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

My Commission Expires JAN. 24, 2009

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ernestjean Jones to me known to be the person who executed the foregoing instrument in behalf of Sharon Jackson, and acknowledged that she executed that same as the free act and deed of the said Sharon Jackson.

JEFFREY M. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of December, 2005.

Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

My Commission Expires JAN. 24, 2009

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2005091108