Davidson County DEEDWARR
Recvd: 02/23/06 10:41 2 pgs
Fees:13.00 Taxes:1211.75

20060223-0021131

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)

WARRANTY DEED

EDITH C. STUMP
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$327,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22nd DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CHARTWELL PROPERTIES, LLC **2615 South Rutherford Boulevard** **Murfreesboro, TN 37130**	**SAME**	**116-01-0**

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 **WE, JOHN I. MORGAN and wife, MARGARET A. MORGAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARTWELL PROPERTIES, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

Being the southerly half of Lot 75 on the Plan of the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for said County.

Said Southerly half of Lot No. 75 fronts 50 feet on the Westerly side of Kenner Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to John I. Morgan and wife, Margaret A. Morgan by Quitclaim Deed from Robert J. Notestine, III, Trustee, of record in Book 10008, page 76, Register's Office for Davidson County, Tennessee and being the same property conveyed to John I. Morgan by Warranty Deed from Norman O. Morgan and Norman O. Morgan, Jr., of record in Book 9890, Page 396, Register's Office for Davidson County, Tennessee.

This is improved property known as 125 Kenner Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 22ND day of February, 2006.

John I. Morgan
JOHN I. MORGAN

Margaret A. Morgan
MARGARET A. MORGAN

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 JOHN I. MORGAN and wife, MARGARET A. MORGAN, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 22ND day of February, 2006.

Alan L. Saturn

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006