McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(1)

Davidson County DEEDWARR
Recvd: 02/27/06 14:29 2 pgs
Fees:13.00 Taxes:997.15
20060227-0022432

ROBERT L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$274,000.00~~ 269,500.00

Affiant

Subscribed and sworn to before me, this the 21st day of February, 2006.

Notary Public

My commission expires: 11-25-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian Ritchey	New Owner	**155-16 O A 088.00 CO**
6109 Deerbrook Drive		
Nashville, TN		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Edwin E. Morris and Mary Groves Morris, both unmarried,

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

Brian Ritchey and Rebekah Ritchey, husband and wife,

HEREINAFTER CALLED THE GRANTEES, 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. 168 of Traceside, Section Three, according to the plan of record in Book 9700, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Edwin E. Morris and wife, Mary G. Morris by deed from Centex Homes of record in Book 10136, Page 19, Register's Office for Davidson County, Tennessee. The said Edwin E. Morris and wife, Mary G. Morris having since divorced, are both now unmarried.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (X) Unimproved (____) property, known as **6109 Deerbrook Drive, Nashville, TN**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 21st day of February, 2006.

Edwin E. Morris

Mary G. Morris

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edwin E. Morris and Mary G. Morris,** the bargainor(s) 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 Brentwood, Tennessee on this **21st** day of **February, 2006.**

Notary Public

My Commission Expires: 11-25-2006

