Davidson County DEEDWARR
Recvd: 03/01/06 14:52 2 pg
Fees:13.00 Taxes:573.13

20060301-0023776

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $154,900.00.

M.U. Brooks
Affiant

Sworn to and subscribed before me on this the 27th day of February, 2006.

JANIS L. DUREE
NOTARY PUBLIC
SUMNER COUNTY
TENNESSEE

NOTARY PUBLIC
My Commission Expires: 4/10/06

MORTGAGEE:

Suntrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

Address New Owner: Mr./Ms. Mitchell Bush
405 Rosehill Court
Goodlettsville, TN 37072

Send Tax Bills to: Mortgagee

Map-Parcel 025-07-0 026.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **SERAFIN MORRIS and wife, DOROTHY MORRIS**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **MITCHELL BUSH and wife, LINDSEY BUSH,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 57 on the Plan of Section III, Ranchwood Estates as of record in Book 3300, Page 59, said Registers' Office. Said Lot fronts 110 feet on the Southwesterly side of Rosehill Court and runs back 391.6 feet on the Northwesterly line and 460.5 feet on the Southeasterly line to a dead line, which is a broken line, on which it measures 153.3 feet.

BEING the same property conveyed to SERAFIN MORRIS and wife, DOROTHY MORRIS by Deed dated July 6, 1984, and executed by JIMMY E. JOHNSON and wife, CLARA B. JOHNSON and recorded in Book 6334, Page 346, Registers' Office for Davidson County, TN.

Subject to restrictions, easements and setback lines of record, said Register's Office.

This is improved property known as 405 Rosehill Court, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 28 day of February, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Serafin Morris
SERAFIN MORRIS

Dorothy Morris
DOROTHY MORRIS

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, SERAFIN MORRIS and wife, DOROTHY MORRIS, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 28 day of February, 2006.

M.V. Brooks
NOTARY PUBLIC

My Commission Expires: 05/12/09

M. V. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY