THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02969

Davidson County DEEDWARR
Recvd: 03/24/06 12:46 2 pgs
Fees:13.00 Taxes:333.00

20060324-0033933

Property Address:
1422 Campbell Circle, Nashville, TN 37206 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Melanie Morgan, and Walter Morgan**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Edward J. Cummings, as Sole Owner,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 1-B of the Zone Lot Division of Lots Nos. 1, 2 and 3 of Campbell Acres, as shown by plat of record in Plat Book 5800, Page 279, amended in Book 6250, Page 190, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Angela Booker, dated March 25, 2004, and recorded April 27, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200404270047807.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 10th day of March, 2006.

Melanie Morgan {Seal}

Walter Morgan {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 10th day of March, 2006, before me, the undersigned officer, personally appeared Melanie Morgan and Walter Morgan, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-15-08

We freely swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $90,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 10th of March, 2006.

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

Notary Public

My Commission expires: 4-16-08

Name of Owner and Property Address:
Edward J. Cummings
1422 Campbell Cr.
Nashville, TN
37206

Person Or Entity Responsible For Payment Of Taxes:
CTX Mortgage Company, LLC
801 94th Ave North
St. Petersburg, FL 33702Edward J. Cummings

Tax Parcel ID#: 083-03-0-356.00