Davidson County DEEDWARR
Recvd: 03/27/06 14:36 2 pgs
Fees:13.00 Taxes:691.90

20060327-0034740

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$187,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|24th DAY OF March, 2006.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3.31.07
| (AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rancall Morgan<br>314 Blackman Road<br>Nashville, TN 37211 | Capital Bank & Trust<br>205 Powell Place<br>Brentwood, TN 37027 | Map 11801009200<br>Parcel |

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,

**The Estate of Hattie Thompson**
Joined by Heirs
Monica L Breedlove
Tremayne R Thompson

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Randall Morgan, a maried person**

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Victoria Place of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Thompson, Jr., and wife, Hattie Thompson, by deed dated September 9, 1977 from Edwin C P'Pool and wife, Evelyn Beatrice P'Pool, of record in Book 5196, page 491, Register's Office for Davidson County, Tennessee. The said William Thompson Jr., having predeceased Hattie Thompson. The said Hattie Thompson having since died on December 10, 2005.

The said Heirs at Law, Monica L Breedlove and Tremayne R Thompson do join in this conveyance to further convey any right or claim which they may have to said property.

This conveyance is made subject to the following:
1) 2006 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: Map 11801009200 1203 Kirkwood Av Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 24th day of March, 2006.

Monica L Breedlove,
Administratrix of the Estate of Hattie Thompson, Deceased.

Monica L Breedlove

Tremayne R Thompson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Monica L Breedlove,Administratrix of the Estate of Hattie Thompson, Deceased. And Monica L Breedlove, heir, and Tremayne R Thompson, heir, with whom I am personally acquainted, (or who 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, at office, this 24th day of March, 2006.

NOTARY PUBLIC

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-31-07

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027