THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25195-03-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $101,200.00. Bonnie Buttrell Affiant Subscribed and sworn to before me this 17th day of March, 2006. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James D. Totty 2910 McCampbell Nashville, TN 37214	New Owner	Map No.096.06-0 Parcel No. -078.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Glenda B. Morton**,unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James D. Totty, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2910 McCampbell *Avenue, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of March, 2006.

Glenda B. Morton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Glenda B. Morton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2006.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 04/04/06 14:56 2 pgs
Fees:13.00 Taxes:374.44

20060404-0038539

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cloverhill Section No. 1, as of record in Plat Book 2083, page 38, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Glenda B. Morton, unmarried by Deed dated November 23, 1999 from Mary Ann Perry, Lola Elizabeth Boatwright, Naomi Jean Tittle, Ruth Napier, John H. Davis, Samuel E. Davis, and Marie Maude Davis of record in Instrument No. 20020904-0106622, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2083, page 38, Register's Office for Davidson County, Tennessee.