WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$68,000.00.**

Affiant

Subscribed and sworn to before me this 13 day of April 2006

Notary Public
My Commission expires: 8/20/06
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 04/13/06 14:49 2 pgs
Fees:13.00 Taxes:251.60
20060413-0042761

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lawrence J. Morgan	SAME	148-16-0-064.00
317 Willard Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephen L. Belcher, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lawrence J. Morgan and Betty S. Morgan, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Beginning at the northeast corner of the property conveyed to Cora Lee Bowling Morgan by deed from Joseph P. West, Clerk and Master, of record in Book 981, page 496, Register's Office for said County, in W.W. Goodwin's northwesterly line; thence with Goodwin's northwesterly line North 47 deg. East 189 feet to the southwesterly right-of-way line of the N.O. and St. L. Railroad; thence with said right-of-way line North 39 deg. west 120 feet to J.T. Barrett's southeast corner; thence with Barrett's southeasterly line south 49 1/2 deg. West 189 feet to Morgan's Northwest corner; thence with Morgan's northeasterly line south 46 deg. 120 feet to the beginning, containing one-half acre, more or less.

Being the same property conveyed to Stephen L. Belcher, unmarried, by deed from Goldie B. Brown, a widow, on October 12, 1988, of record in Book 7677, page 911, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 148-16-0-064.00.
- Together with an easement for CSX Transportation of record in Book 7675, page 280, Register's Office for Davidson County, Tennessee.
- Joint Maintenance Agreement of record in Book 7675, page 688, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4837 Goodwin Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 13, 2006.

Steve Belcher

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen L. Belcher,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 13, 2006

My commission expires 8/20/08

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY