This Instrument Prepared by:

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Davidson County DEEDQC
Recvd: 04/25/06 14:52 2 pgs
Fees:12.00 Taxes:0.00
20060425-0047337

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Gregory T. Morgan, Sr. 127 Rhine Drive Madison, TN 37115	Fidelity Federal Savings & Loan 401 Union Street Nashville, TN 37219	042-14-057

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FOR AND IN CONSIDERATION of $10.00 and other good and valuable consideration, I, **SERESA T. MORGAN,** by these presents do hereby quitclaim and convey unto **GREGORY T. MORGAN, SR.** and his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 73 on the Plan of Sherry Heights, Section 3, of record in Book 2331, pages 126 and 127, Register's Office for Davidson County, Tennessee.

SAID Lot No. 73 fronts 112.0 feet on the easterly side of Rhine Drive and fronts 284.5 feet on the northerly side of Burgundy Drive; said frontages being joined by a curve which measures 39.3 feet; and runs back 137.1 feet on the easterly lot line and 309.0 feet on the northerly lot line to a point of intersection.

BEING the same property conveyed to Gregory T. Morgan, Sr. and wife, Seresa T. Morgan, by deed from Curtis F. Faulkner and wife, Stephanie T. Faulkner, of record in Book 8089, Page 242, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

The plan of record in Book 2331, page 126 and 127, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Rhine Drive, a 40 foot minimum, building setback line from Burgundy Drive, a 10 foot public utility easement on the westerly lot line, and a 2.5 x 20 foot anchor easement on the northwesterly corner of said lot.

Restrictions contained in instrument of record in Book 2543, page 437, said Register's Office.

Agreement for dedication of Easement for Sanitary Sewers, Storm Drainage, water mains and appurtenances in Book 6186, page 340, said Register's Office.

THIS is improved property known as, 127 Rhine Drive, Madison, Davidson County, Tennessee 37115.

Witness my hand this 14th day of April, 2006.

Seresa T. Morgan

SERESA T. MORGAN

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Seresa T. Morgan, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of April, 2006.

Sabrina Dawn Bledsoe
NOTARY PUBLIC AT LARGE

My Commission Expires: May 28, 2006

The actual consideration or value whichever is greater for this transfer is $10.00.

Seresa T. Morgan
AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me

this 14th day of April, 2006.

Sabrina Dawn Bledsoe
NOTARY PUBLIC AT LARGE

My Commission Expires: May 28, 2006