Davidson County DEEDWARR
Recvd: 05/05/06 14:23 2 pgs
Fees:13.00 Taxes:584.60

20060505-0052776

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Ronald Wayne Morris 3125 Goodwin Drive Nashville TN 37217	Same	Southeast Title 555 Marriott Dr., S-170 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $158,000.00

Map & Parcel No.
136.13-0- 135.00

Affiant
Subscribed and sworn to before me on 05/03/06.

Notary Public

My Commission Expires:_____

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 05-30-07 DAVIDSON COUNTY, TN

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, David Fryburger, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Ronald Wayne Morris, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Edge-O-Lake Subdivision, Section 20-A, of record in Book 5200, page 183, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

Being the same property conveyed to David Fryburger, by deed from Wachovia Bank, National Association, f/k/a, First Union National Bank, as Trustee by: Saxon Services Inc. f/k/a Meritech Mortgage Services, as its attorney in fact dated 10/28/2005, of Instrument No. 200512010144524, said Register's Office.

Being the same property conveyed to Wachovia Bank, National Association f/k/a First Union National Bank, as Trustee, by Saxon Mortgage Services f/k/a Meritech Mortgage Services, Inc., as attorney in fact, by virtue of a Substitute Trustee's Deed dated February 24, 2005, from Priority Trustee Services of TN, LLC, of record as Instrument No. 20050311-0026996, Register's Office for Davidson County, Tennessee.

And further, Being the same property conveyed to Janet Karnley and Morris Momodu, by virtue of a Warranty Deed dated September 27, 2001, from Staci Lyn Ames, of record as Instrument No. 20011011-0110973, said Register's Office.

MAY/02/2006/TUE 07:12 AM SOUTHEAST TITLE FAX No. 6152327211 P. 006

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3125 Goodwin Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they 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 for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 05/03/06.

David Fryburger

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, David Fryburger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of May, 2006.

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES 05-30-07

Notary Public

My Commission Expires:

MAY/02/2006/TUE 07:12 AM SOUTHEAST TITLE FAX No. 6152327211 P. 007