RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/06 09:46 2 pgs
Fees:13.00 Taxes:388.50

20060519-0058903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-23-06

(AFFIX SEAL)

BRENDA S. LANE NOTARY PUBLIC DICKSON COUNTY TENNESSEE STATE Exp. 5/23/06

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen E. Warner, Jr.	AmSouth Bank	
(NAME)	(NAME)	
2869 Steamboat Drive	2050 Parkway Office Circle	Map 062-02-0A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35244	Parcel 183.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **GENEVA S. MORGAN AND HUSBAND, EMERY E. MORGAN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEPHEN E. WARNER, JR.**, an unmarried man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of River Trace Estates, Phase I, Section II, of record in Book 6900, page 741, said Register's Office to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey Paul Morgan by deed dated May 1, 1989, from Ken Lokey Homes, Inc., of record in Book 7834, Page 528, Register's Office for Davidson County, Tennessee. The said Jeffrey Paul Morgan died intestate on August 14, 2005 survived only by his parents Geneva S. Morgan and Emery E. Morgan, as set forth in Affidavit of Heirship of record in Instrument # 20060111-0004153, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2869 Steamboat Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 our hands this 17th day of May, 2006.

Geneva S. Morgan
Geneva S. Morgan

Emery E. Morgan
Emery E. 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 Geneva S. Morgan and wife, Emery E. Morgan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 17th day of May, 2006.

Commission expires:

Brenda S. Lane
Notary Public

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 5/23/06
DICKSON COUNTY