Davidson County DEEDWARR
Recvd: 06/02/06 10:06 2 pgs
Fees:13.00 Taxes:512.58

20060602-0064914

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 CREST MOOR RD STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $138,535.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2006.

Notary Public
My commission expires: 1-23-10

03-0605-33651

Address of New Owner:	Send Tax Bills to:	Tax Information
Evelynn Thomas 6947 Highland Park Drive Nashville, TN 37205	COUNTRYWIDE HOME LOANS 4500 PARK GRANADA MSN # SVB-314 CALABASAS, CA 91302-1613	143-03-0-A-009.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Theo Morgan, unmarried, and Theodore Morgan,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Evelynn Thomas,* hereinafter called the Grantees, their successors 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 Unit No. E-2, on the Plan of Phase Two Harpeth Glen Condominium Apartment, of record in Book 4460, Page 99, together with the Master Deed of record in Book 4546, Page 658; Book 4630, Page 504; Book 4775, Page 384; Book 4872, Page 973; and Book 5176, Page 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Theo Morgan and Theodore Morgan by deed from Arkady Shraybman, dated August 25, 2003, of record in Instrument No. 20030904-0129141, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the principal residence of Theodore Morgan.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6947 Highland Park Drive, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

* Evelynn Thomas and Evelynn N. Thomas are one and the same person.

** Unmarried

WITNESS my hand this 24th day of May, 2006.

Theo Morgan

Theodore Morgan
By Theo Morgan, Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Theo Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of May, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Theo Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for Theodore Morgan and is authorized by him to execute this instrument on his behalf.

Witness my hand in Nashville, TN, this 24th day of May, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN