THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
SUITE 550, ONE AMERICAN CENTER
3100 WEST END AVENUE,
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 07/18/06 13:57 2 pgs
Fees:13.00 Taxes:802.90
20060718-0086605

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 083-14-0-308.00

The actual consideration or value, whichever is greater, for this transfer is $217,000.00

Affiant

Subscribed and sworn to before me this the 14 day of July, 2006.

My Commission Expires: 3/21/09

Notary Public

AMY BRYSON SMITH
NOTARY PUBLIC
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:

Chad Freedman and Craig Harris
(Name)
205 Hillsboro Place

Nashville, TN 37215

SEND TAX BILLS TO:

SAME
(Name)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Clarence Morgan and wife, Mary Morgan,** hereinafter collectively referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Chad Freedman, a single man, and Craig Harris, a married man,** hereinafter collectively referred to as the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 110, n the Plan of Edgefield Land Company's First Subdivision, as shown on plat of record in Plat Book 57, page 130, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts 65 feet on the northerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Clarence Morgan and wife, Mary Morgan by Deed of record in Book 9462, page 389, recorded 9/12/1994, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1611 Shelby Avenue, Nashville, TN 37206

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 14th day of July, 2006.

Clarence Morgan
Clarence Morgan

Mary Morgan
Mary Morgan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Clarence Morgan and Mary Morgan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 14 day of July, 2006.

Notary Public

My Commission Expires: 3/21/09

AMY BRYSON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN