Davidson County DEEDWARR
Recvd: 07/20/06 10:49 2 pgs
Fees:13.00 Taxes:1047.10

20060720-0087573

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kenneth M. Thornton and Cynthia A. Thornton	USAA Federal Savings Bank	Map 180-4A
2024 Sherbrooke Lane	2024 Sherbrooke Lane	Parcel 21.00
Nashville TN 37211	Nashville, TX 78288	

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Karyl J. Morrison, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Kenneth M. Thornton and wife, Cynthia A. Thornton** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Highland Creek, Section One, of record in Plat Book 9700, pages 959, and 960, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Karyl J. Morrison, an umarried person by Warranty Deed from Pete W. Harris d/b/a Harris Homes of record in Instrument Number 20030205-0016186, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Matters as shown on plat of record in Plat Book 9700, pages 959 and 960, said Register's Office.
3. Storm Water Detention Agreement of record in Book 11338, page 738, said Register's Office.
4. By-Laws of record in Book 11568, page 301, said Register's Office.
5. Easement for Ingress and Egress of record in Book 5266, page 40, said Register's Office.
6. Easements for Sanitary Sewer and/or Storm Drainage of record in Book 10316, page 569, in Book 10419, page 470, in Book 10419, page 504, in Book 10419, page 516 and in Book 10569, page 732, said Register's Office.

This is improved property commonly known as 2024 Sherbrooke Lane, Nashville, TN 37211.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $283,000.00.

Affiant

Subscribed and sworn to before me this 20 day of July, 2006.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR. 20, 2010

My Commission Expires: 3/20/10

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11th day of July, 2006.

Karyl J. Morrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Karyl J. Morrison with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of July, 2006.

Notary Public

My Commission Expires: 3-31-07

