Davidson County DEEDWARR
Recvd: 09/15/06 11:00 2 pgs
Fees:13.00 Taxes:730.75
20060915-0114504

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#435

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Langston Mitchell White	AmSouth Bank	Map 147.05
314 Blackman Road	315 Deadrick Street	Parcel 110.00
Nashville, TN 37211	Nashville, TN 37237	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

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, **Randall C. Morgan and wife, Christy B. Morgan,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Langston Mitchell White, unmarried,** (The "Grantee"), his 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. 75 on the Map of Caldwell Hall Subdivision, Revised, as of record in Book 2900, pages 57, 58, and 59, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Randall C. Morgan, and wife, Christy B. Morgan, by warranty deed dated April 16th, 2002 from Kenneth M. Marks, an unmarried person of record in Instrument Number 20020506-0055019, said Register's Office.

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

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 2929, page 117, and in Book 2997, page 93, said Register's Office.**
3. **Any and all matters appearing of record in Plat Book 2900, pages 57, 58, and 59, said Register's Office.**

This is improved property commonly known as **314 Blackman Road, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $197,500.00.

Affiant

Subscribed and sworn to before me this 14th day of September, 2006

Notary public:

My Commission Expires MAR. 31, 2007

My Commission Expires: _____

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of September, **2006**.

Randall C. Morgan

Christy B. Morgan

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randall C. Morgan and Christy B. 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.

WITNESS my hand and official seal at Nolensville, Tennessee, this 14th day of **September, 2006.**

Notary Public

My Commission Expires MAR. 31, 2007

My Commission Expires:_____