Davidson County DEEDWARR
Recvd: 09/20/06 14:47 2 pgs
Fees:13.00 Taxes:965.70
20060920-0116702

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Eric Stars
Sydney R. Evans
800 Setliff Place
Nashville, TN 37206

SEND TAX BILL:
Churchill Mortgage Corporation
761 Old Hickory Blvd., #400
Brentwood, Tennessee 37027

MORTGAGEE:

SAME AS TAX BILL

MAP AND PARCEL:
MAP 83-6
PARCEL 58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tisha L. Morris, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Eric Stars, unmarried and Sydney R. Evans, unmarried, as joint tenants with the right of survivorship**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being part of Lot No. 39 and all of Lot 40 on the Plan of Roy F. Williams's Subdivision of the Hunter Tract, as of record in Plat Book 547, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Said Lot No. 40 and part of Lot 39 front together 107.0 feet on the westerly side of Setliff Street and run back with a northerly margin of Franklin Street 166.6 feet on the south line and 150.0 feet on the north line to an alley and shows 34 1/2 feet on said alley.
>
> Being the same property conveyed to Tisha L. Morris, an unmarried woman, by deed from Laura A. Grifka, unmarried, dated July 27, 2001, of record in Instrument No. 20010816-0088634, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 800 Setliff Place, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 15th day of September, 2006.

Tisha L. Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Tisha L. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 15th day of September, 2006.

Notary Public

My Commission Expires: 09/30/06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $261,000.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 8-3-10

AMY FREDRICKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.