This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 061-02-0
PARCEL: 111.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Luis Jara and wife, Trancito Jara
708 Stanvid Drive
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 11/08/06 12:15 2 pgs
Fees:13.00 Taxes:477.30
20061108-0139006

WARRANTY DEED

THIS INDENTURE, made this 1st day of November, 2006 between

Hulon Morris, L.C. Morris and Lois Morris

hereinafter referred to as **Grantor**, and

Luis Jara and wife, Trancito Jara

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Gra-Mar Acres, Section VI, of record in Book 2331, Page 43 Register's Office Davidson County, Tennessee.

Said Lot No. 163 fronts 88 feet on the southerly margin of Stanvid Drive and extends back 194.8 feet on the Easterly side and 173.7 feet on the Westerly side to a dead line in the rear composed of two segments of 63.1 feet and 56.9 feet measuring a total of 120 feet.

This being the same property conveyed to Charlie B. Morris and wife, Eddie Tatom Morris by Warranty Deed dated 1/12/1961 from John H. Hatcher and wife, Mary E. Hatcher of record in Book 3177, Page 617 Register's Office Davidson County, Tennessee. The said Charlie B. Morris now being deceased, having died on April 21, 1967. The said Eddie Tatom Morris now being deceased, having died on September 1, 2006. Being the same property acquired by Will of record in Instrument No. 200610120127075.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2006 real property taxes which are to be prorated between the parties and paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Hulon Morris

Hulon Morris

L.C. Morris

L.C. Morris

Lois Morris Sharp by L.C. Morris Attorney in Fact

Lois Morris n/k/a Lois Morris Sharp by L.C. Morris, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Hulon Morris and L.C. Morris the within named bargainors, 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 at office this 1ST day of November, 2006.

Notary

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/31/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of November, 2006, before me personally appeared L.C. Morris to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Lois Morris acknowledged that such person executed the same as the free act and deed of Lois Morris.

Notary Public

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/31/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $129,000.00.

Affiant

Sworn to and subscribed before me, this 1ST day of November, 2006.

Notary Public

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/31/2006