Davidson County DEEDWARR
Recvd: 11/21/06 15:25 3 pgs
Fees:18.00 Taxes:677.10
20061121-0144751

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Charles McMorris 1776 Cumberland Station Blvd. Madison, TN 37115	Charles McMorris 1776 Cumberland Station Blvd. Madison, TN 37115	053-09-0-B-089.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan M. Davis and Rebekah J. Davis f/k/a Rebekah J. Torkelson**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Charles McMorris** married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 38 on the Plan of Cumberland Station at Wilson Camp, Section Three, as of record in Instrument No. 20031006-0146888, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jonathan M. Davis and Rebekah J. Torkelson from Randall Phillips Homes, LLC by deed dated 6/30/04 of record in Instrument No. 20040709-0081835, said Register's Office.

This is improved property known as: 1776 Cumberland Station Blvd., Madison, TN 37115

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 10th day of November, 2006.

Jonathan M. Davis

Jonathan M. Davis

Rebekah Davis

Rebekah Davis f/k/a Rebekah J. Torkelson
by Jonathan M. Davis
Attorney in fact

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Jonathan M Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 10th day of November, 2006.

NOTARY PUBLIC

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My commission expires: 6/15/09

STATE OF Tennessee
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jonathan M Davis, with whom I am personally acquainted and who upon oath acknowledged Jonathan M Davis to be the Attorney in Fact for Rebekah Davis, the within named bargainor, and that whoever as Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of whoever, as Attorney in Fact.

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $183,000.00.

AFFIANT

Subscribed and sworn to before me this 10 day of November, 2006.

NOTARY PUBLIC

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 6/15/09

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jonathan M Davis, with whom I am personally acquainted and who upon oath acknowledged Jonathan M Davis to be the Attorney in Fact for Rebekah Davis, the within named bargainor, and that whoever as Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of whoever, as Attorney in Fact.

Subscribed and sworn to before me this 10 day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY