Return To:
ORRISSIM TITLE + ESCROW, LLC
2309 CRESTMOOR RD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 12/21/06 13:20 2 pgs
Fees:13.00 Taxes:582.75

20061221-0157488

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
2528 N. Mt. Juliet Road
MT. JULIET, TN 37122
06TN03662

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$157,500.00

Heather Lyon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this 14 th day of December , 2006

Deborah Tubbs
Notary Public

MY COMMISSION EXPIRES: 7-21-07

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2528 N. MT. JULIET ROAD, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Byron Morrison **1504 Shelby Avenue** **Nashville , TN 37206**	FRANKLIN AMERICAN MTG 501 CORPORATE CENTRE DR STE 400 FRANKLIN, TN 37067	**083-13-0-503.00**

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, WE,

Caryn L. Lax, unmarried Angela D. Spain, ~~unmarried~~ *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Byron Morrison , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land lying and situated in Davidson County, Tennessee, and being Lot No. 3 on the Plan of Edgefield Land Co's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Caryn L. Lax and Angela D. Spain, joint tenants with right of survivorship, by Warranty Deed from Pamela Kinnard, Executrix for The Estate of Carl James Wesley Young, dated April 14, 2006 and recorded April 17, 2006 in Instrument No. 20060417-0043260, and being the same property previously conveyed to James Young and wife, Julie Young, by Warranty Deed from Douglas M. Holland and Ronald E. Barker, dated September 11, 1992 and recorded September 14, 1992, in Book 8728, page 693, Register's Office for Davidson County, Tennessee. The said Julie Young having since died on or about the 10th day of May 2005, vesting title solely in James Young. The said James Young having since died on or about the 23rd day of September 2005. The Last Will and Testament of Carl James Wesley Young having been submitted in the Seventh Circuit Court for Davidson County, Tennessee, Probate No. 05P-1604.

Unimproved ( )
This is improved (X) property known as **1504 Shelby Avenue , Nashville , TN 37206**
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. Wherever 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 14 th day of December , 2006.

Caryn L. Lax

Angela D. Spain

Angela D. Spain

*** Angela D. Spain hereby make oath that the above described property has never been the domicile of Angela D. Spain.**

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 Caryn L. Lax, Angela D. Spain the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that ~~he/she~~/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of December, 2006.

Commission Expires: 11-25-07

Darlene Edwards
Notary Public

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY