WARRANTY DEED

B-MSM-06-5741

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF January, 2007.

Notary Public

11 May 09
MY COMMISSION EXPIRES:
(AFFIX SEAL)

E DWAYNE LANNOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Randall K. Morgan	New Owner (NAME)	
5212 Fredricksburg Way E		160-14-B-41 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW CHANCE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDALL K. MORGAN [redacted], hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER 5741 OF 2ND REVISION, BRENTWOOD TRACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5524 AT PAGE 415 AND AMENDED IN BOOK 5537, PAGE 988 AND BOOK 5545, PAGE 510, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 5200 AT PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW CHANCE BY WARRANTY DEED FROM EDWARD GIPSON KNIGHT, BEING THE HEIR AT LAW OF EDITH PAGE KNIGHT, RECORDED SEPTEMBER 9, 1999 IN BOOK 11656, PAGE 177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 5200, Page(s) 261; Book 5524, Page 415 , as amended by instrument(s) of record in Book 5537, Page 988 and Book 5545, Page 510, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 5741 Brentwood Trace, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 16th day of January, 2007.

Matthew Chance by Mary Lindsay Chance, Attorney-in-fact
Matthew Chance by Mary Lindsay Chance,
Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 01/23/07 13:57 2 pgs
Fees:13.00 Taxes:473.60

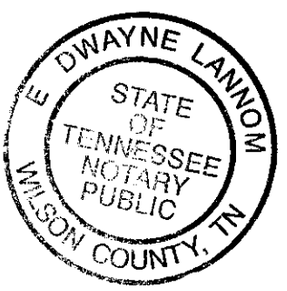
20070123-0009388

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of January, 2007, before me personally appeared Mary Lindsay Chance to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Matthew Chance, and who acknowledged he/she/they executed the same as the free act and deed of the said Matthew Chance.

Witness my hand and official seal, this the 16th day of January, 2007.

E Dwayne Lannom
Notary Public



My Commission Expires:
11 May 09

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903