THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14896

Property Address:
1619 12th Avenue North, Nashville, TN 37208 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tyrone Morton,** unmarried, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Alice L. Lewis,** unmarried, **and Joseph S. Saffell, Jr.,** unmarried, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the northerly 50 feet of Lot No. 180 and the southerly 10 feet of Lot No. 181 on the Plan of McGavock, Wetmore and Others Second Addition called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 180 and 181 front together 60 feet on the westerly side of 12th Avenue North, formerly Florence Street, and extend back between parallel lines 150 feet to an alley.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Kenneth Lee, dated January 26, 2006, and recorded February 23, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200602230021152.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Davidson County DEEDWARR
Recvd: 01/26/07 09:04 2 pgs
Fees:13.00 Taxes:425.50
20070126-0010718

WITNESS Grantor's hand this 19th day of December, 2006.

Tyrone Morton by Keevin Morgan his Attorney in Fact {Seal}
Tyrone Morton by Keevin Morgan his Attorney in Fact

State of TENNESSEE
County of DAVIDSON

On this the 19 day of December, 2006, before me, the undersigned officer, personally appeared Keevin Morgan, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed, and who further acknowledged that he is the attorney in fact for Tyrone Morton and the he is authorized by Tyrone Morton to execute this instrument on his behalf.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $115,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 19th of December, 2006.

TIFFANY N. KNIGHT STATE OF TENNESSEE NOTARY PUBLIC My Comm. Exp. SUMNER COUNTY

Notary Public

My Commission expires: 6/24/09

Name of Owner and Property Address:
Alice L. Lewis
9208 Ispahan Loop
Laurel, Maryland 20708

Person Or Entity Responsible For Payment Of Taxes:
Alice L. Lewis / First Community Mtg.
1610 South Church Street
Murfreesboro, TN 37130

Tax Parcel ID#: 081-11-0-530.00