This Instrument Prepared By:

Title Enterprises, LLC
320 Seven Springs Way

Suite 150, Seven Springs I

Brentwood, Tennessee 37027

(2)

18.73
38.00
356.73

6070037

Send Tax Bills To:
Bank of America
9000 Southside Blvd Bldg 700
Jacksonville, FL 32256

Davidson County DEEDWARR
Recvd: 02/01/07 12:09 3 pgs
Fees:18.00 Taxes:380.73

20070201-0013323

New Owner is:
Nhial D. Dol
3153 Towne Village Rd
Antioch, TN 37013

MAP: 150-11-0

PARCEL: 024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Melissa Morgan** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nhial D. Dol** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Being Lot No. 143 on the Plan of Towne Village of the Country, Section II of record in Plat Book 5200, Page 176, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Melissa Morgan, a single person, by Warranty Deed from Suzanne M. Bingham f/k/a Suzanne M. Linstrom and husband, Craig Bingham,of record in Instrument No. 20020702-0079620, Register's Office for Davidson County, Tennessee, dated June 28, 2002 and recorded July 2, 2002.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MM by BM AIF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns

against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of January, 2007.

GRANTOR:

Melissa Morgan by Barbara Maislin as Attorney in fact

Melissa Morgan by Barbara Maislin as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson) ✱20070201-0013322

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Barbara Maislin**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Melissa Morgan,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book ✱, Page _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 29th day of January, 2007.

Notary Public

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Barbara Maislin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of January, 2007.

Notary Public

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $102,900.00.

Affiant

SWORN TO and subscribed before me this 29th day of January, 2007.

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY