This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Brent Cornelius
John McCarthy
3655 Trousdale Drive
Nashville, Tennessee 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:
Tennessee Commerce Bank

MAP 133
GROUP
PARCEL 119

Davidson County DEEDWARR
Recvd: 02/05/07 09:22 2 pgs
Fees:13.00 Taxes:740.00
20070205-0014475

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dale Morris,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Brent Cornelius and John McCarthy**, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Oakes, Smith & Burgess Subdivision, as of record in Book 4885, page 132, Register's Office, Davidson County, Tennessee, being more particularly described as follows:

Said Lot No. 1 fronts 100.0 feet on the westerly margin of Trousdale Drive and extends back 140.0 feet on the southerly line and 136.60 feet on the northerly line to a line in the rear, measuring 103.67 feet.

Being the same property conveyed to Dale Morris by deed from Klein Brothers Coach Co., Inc. of record in Book 9012, page 499, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **3655 Trousdale Drive, Nashville, Tennessee 37204.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **2nd** day of **February, 2007.**

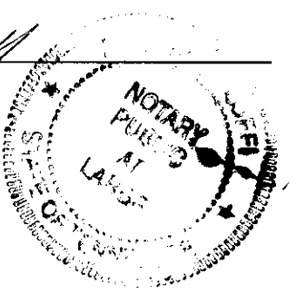
Dale Morris, by James Newsom, atty in fact
Dale Morris, by James Newsom, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James Newsom**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for **Dale Morris**, the bargainors, and that as said Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Dale Morris** as his free act and deed.

WITNESS my hand and official seal this 2nd day of February, 2007.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of February, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

