Davidson County DEEDWARR
Recvd: 02/21/07 13:18 2 pgs
Fees:13.00 Taxes:629.00

20070221-0021544

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
10579 Cedar Grove Rd., Ste 140
Smyrna, TN 37167
06TN«FileNumber»

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

E Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of February, 2007.

Rebekah J Sims
Notary Public

MY COMMISSION EXPIRES: 3-20-2010

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lizbeth Kennedy Thomas **1020 Sharpe Avenue** **Nashville, TN 37206**	First Horizon Home Loans 1555 W. Walnut Hill Lane Irving, TX 75038	**083-01-0-142.00**

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,

Clarence Morgan and wife, Mary Morgan

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

Lizbeth Kennedy Thomas, a married woman, and Zachary Thomas, an unmarried man

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. 19 on the Plan of W.H. Hyronemus Addition, as of record in Book 161, page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Morgan and Clarence Morgan by Warranty Deed from Ovella (Ovelle) B. Nelms, dated April 17, 1995 and recorded April 21, 1995 in Book 9652, page 17, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20070221-0021543, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1020 Sharpe 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 20th day of February, 2007.

Clarence Morgan by Charlotte Atkins Attorney in Fact
Clarence Morgan by Charlotte Atkins, Attorney in Fact

Mary Morgan by Charlotte Atkins Atty in Fact
Mary Morgan by Charlotte Atkins, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of February, 2007, personally appeared **Charlotte Atkins** to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of **Clarence Morgan and his wife, Mary Morgan** as their attorney in fact, and acknowledged that they executed the same as the free act and deed of the said **Clarence Morgan and his wife, Mary Morgan.**

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of February, 2007.

My commission expires: _____

Gail C. Victory
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 24, 2010