03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 16th day of February, 2007.

Diane K Mann
Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0701-34390

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael S. Morton	Regions Bank DBA Regions Mtg.	083-05-0 291.00
1203 Stratton Avenue	2050 Parkway Office Circle RCN 6	
Nashville TN 37206	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Reginald Edwards and wife, Debra Edwards, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael S. Morton, hereinafter called the Grantees, their successors 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. 3 on the Plan of F.O. Beasley's Addition to East Nashville, of record in Book 57, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Reginald Edwards and Debra Edwards by deed from Catherine Adcock Proctor, dated 2-28-05, recorded 3-2-05, of record in 20050303-0023808, Register's Office for Davidson County, Tennessee. Debra Edwards being erroneously referenced as Deborah Edward in deed of trust of record in 20050302-0022809, modified in Instrument No. 20051209-0147921, Instrument No. 20060925-0118272, and Instrument No. 20061218-0155511, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1203 Stratton 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 02/22/07 13:31 2 pgs
Fees:13.00 Taxes:536.50
20070222-0022149

WITNESS my hand this 16th day of February, 2007.

Reginald Edwards

Debra Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Reginald Edwards and Debra Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 16th day of February, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

