Davidson County DEEDWARR
Recvd: 03/05/07 15:55 2 pgs
Fees:12.00 Taxes:0.00

20070305-0027181

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,500.00.

Natasha Bilbrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of February, 2006.

Holly M. Phillips
Notary Public

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 12/15/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
File Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John I. Morgan and wife, Margaret A. Morgan
7960 Boone Trace
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
126-15-A-106.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancye D. Deloach, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **John I. Morgan and wife, Margaret A. Morgan,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 125 on the Plan of Phase Two, Boone Trace at Biltmore or record in Book 9700, Page 316, as revised in Book 10995, Page 618, Register's Office for ~~Williamson~~ Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. BB

BEING the same property conveyed to NANCYE D. DELOACH, a single person, by Warranty Deed from FOX RIDGE HOMES, INC., A/K/A NVR FOX RIDGE, INC., of record in Book 11273, Page 528, Register's Office for Davidson County, Tennessee.

Map & Parcel #: 126-15-A-106.00 CO

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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.

County and/or City taxes for the year 2005, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7960 Boone Trace, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 23rd day of February, 2006.

Nancye D. DeLoach

Nancye D. Deloach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **NANCYE D. DELOACH** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of February, 2006.

Notary Public

My Commission Expires: 12/27/07

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BK/PG:3835/363-364
06008881

DEED	
02/24/2006	08:32 AM
BATCH	66668
MTG TAX	0.00
TRN TAX	667.85
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	680.85

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

260201128