THIS DOCUMENT PREPARED BY (AND AFTER
RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03596

Davidson County DEEDWARR
Recvd: 03/07/07 13:50 2 pgs
Fees:13.00 Taxes:129.50
20070307-0028236

Property Address:
0 Haynes Street, Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Walter Morgan, Married , and Melanie Morgan**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Shonn Tibbs, unmarried** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

LAND in the 12th Civil District of Davidson County, Tennessee, being three tracts of land described as follows:

Tract No. 1: Being Tract 2, and BEGINNING at a point in the Southerly margin of Haynes Street at the common corner of Tracts 1 and 2, said point being 67 feet Northwest of the intersection of Haynes Street with Seminary Street; thence along the dividing line between said two tracts South 60 deg. 40 min. West 148.7 feet to the margin of Haynes Meade Subdivision, Section II; thence with the margin of said Subdivision North 28 deg. 42 min. West 50.15 feet to a point, the common rear corner of Tract 2 and 3; thence with the common dividing line of said two tracts North 60 deg. 40 min. East 140.6 feet to the margin of Haynes Street; thence with the margin of said Street South 28 deg. 27 min. East 50 feet to the point of beginning.

Tract No. 2: Being Tract 3, and BEGINNING at a point in the Southerly margin of Haynes Street at the common corner of Tracts 2 and 3, said point being 117 feet Northwest of the intersection of Haynes Street with Seminary Street; thence with the dividing line between said two tracts South 60 deg. 40 min. West 148.6 feet to the margin of Haynes Meade Subdivision, Section II; thence with the margin of said Subdivision North 26 deg. 42 min. West 50.15 feet to a point; thence North 60 deg. 40 min. East 148.9 feet to the margin of Haynes Street; thence with the margin of said Street South 28 deg. 27 min. East 50 feet to the point of beginning.

Tract No. 3: Being Tract No. 4, and BEGINNING at a point in the Southerly margin of Haynes Street at the common corner of Tracts 3 and 4, said point being 167 feet Northwest of the intersection of Haynes Street with Seminary Street; thence with the dividing line between said two tracts South 60 deg. 40 min. West 149.3 feet to the margin of Haynes Meade Subdivision, Section II; thence with the margin of said Subdivision North 28 deg. 42 min. West 50.15 feet to a point; thence North 60 deg. 40 min. East 149.3 feet to the margin of Haynes Street; thence with the margin of said Street South 28 deg. 28 min. East 50 feet to the beginning.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a trustees deed from Curtis M. Lincoln, Trustee, dated December 29, 2006, and recorded January 8, 2007, in the Register's Office for Davidson County, Tennessee, Instrument Number 200701080003115.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor. The property herein conveyed [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 9th day of February, 2007.

{Seal}
Walter Morgan

{Seal}
Melanie Morgan

State of TENNESSEE
County of DAVIDSON

On this the 9th day of February, 2007, before me, the undersigned officer, personally appeared Walter Morgan and Melanie Morgan, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-19-08

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $35,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 9th of February, 2007.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Shonn Tibbs
560 Needmore Road
Old Hickory, TN 37138

Person Or Entity Responsible For Payment Of Taxes:
Shonn Tibbs
same

Tax Parcel ID#: 071.09-0-126.00