WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 03/12/07 09:05 2 pgs
Fees:13.00 Taxes:495.20

20070312-0029768

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$135,000.00~~ $133,839.00

Affiant

M.L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 8-9-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Wilhelm	COUNTRYWIDE HOME LOANS	**83-7-281**
(NAME)	(NAME)	
638 Sky View Drive	P O Box 10423	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	VAN NUYS CA 91410-0423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rosalie Morgan, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara Wilhelm, an unmarried person**, 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 part of Lot No. 50 on the Map of Rolling Acres, as of record in Book 1130, page 34, Register's Office for Davidson County to wit:

BEGINNING at a point on the southerly margin of Hackberry Lane; said point being located 50 feet northwest of the point where the common line between Lot Nos. 50 & 51 intersects Hackberry Lane; thence southwardly 94 feet to a point on the line between Lot Nos. 50 & 51; thence southwardly along the line between Lot Nos. 50 & 51, 43 feet to the common rear corner of Lot Nos. 49, 50, 51; thence eastwardly 126.0 feet to a point in the westerly margin of Sky View Drive; thence in a curve northwardly, northwardly and westward along the margin of Sky View Drive, Shady Lane and Hackberry Lane 279.3 feet to the point of beginning.

Being the same property conveyed to Harry B. Morgan and wife, Rosalie Morgan by deed of record in Book 108, Page 454, Register's Office for Davidson County, Tennessee. By Order of the Chancery Court for Davidson County, Tennessee, docket No. 79-1575I, recorded in Book 5596, Page 205 said Register's Office, all right title and interest in said property was divested from Harry B. Morgan and vested in A.G. Edwards & Sons, Inc.

Being the same property conveyed to Rosalie Morgan by Quitclaim Deed from A.G. Edwards & Sons, Inc. of record in Instrument No 20070312 - 0029767, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 638 Sky View Drive, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 2nd day of March, 2007.

Rosalie Morgan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Rosalie Morgan, an unmarried person**, with whom I am personally acquainted, and whom, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of March, 2007.

Commission expires: July 19, 2008

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Justin Tatum Notary Public

My Commission Expires JULY 19,2008