Davidson County DEEDWARR
Recvd: 04/09/07 09:00 2 pgs
Fees:13.00 Taxes:233.10
20070409-0041457

This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 747
Lafayette, Tennessee 37083

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S)
Laura Morton Dennis
1018 Joyce Lane
Nashville, TN 37216

MAP: 61-3 PARCEL: 80 15DZ-01420

FOR AND IN CONSIDERATION of SIXTY-THREE THOUSAND ($63,000.00) DOLLARS, cash in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, I, ***B. A. MORTON,*** have bargained and sold, and by these presents do transfer and convey unto, ***LAURA MORTON DENNIS,*** her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Being Lot No. 2 on the plan of Bradford Heights Subdivision, of record in Plat Book 1835, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 75 feet on the southerly side of Joyce Lane and runs back 160.9 feet on the easterly line and 160.4 feet on the westerly line, to a dead line, measuring 75 feet thereon.

Being the property conveyed to B. A. Morton, unmarried, from Randy Frey et al, by warranty deed dated June 21, 1995, recorded in Book 9711, Page 44, Register's Office, Davidson County, Tennessee.

Subject to all rights-of-way, easements and restrictions of record.

Possession with deed.

2007 taxes shall be prorated.

Property address: 1018 Joyce Lane, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***LAURA MORTON DENNIS,*** her heirs and assigns, forever. And I do covenant with the said, ***LAURA MORTON DENNIS,*** 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said, ***LAURA MORTON DENNIS,*** her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this 4th day of April, 2007.

B. A. MORTON

STATE OF TENNESSEE
COUNTY OF MACON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ***B. A. MORTON,*** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at Lafayette, Tennessee, this 4th day of April, 2007.

Shirley Day
NOTARY PUBLIC

SHIRLEY DAY NOTARY PUBLIC AT LARGE MACON CO., TENNESSEE

MY COMMISSION EXPIRES: 9/24/07

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $63,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

B. A. Morton
AFFIANT

Subscribed and sworn to before me this 4th day of April, 2007.

Shirley Day
REGISTER OR NOTARY

SHIRLEY DAY NOTARY PUBLIC AT LARGE MACON CO., TENNESSEE

MY COMMISSION EXPIRES: 9/24/07

sat/RE-00 ARB File 4235