This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 018-08-0
PARCEL: 017.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Mark D. Morris and wife, Kelley Morris
6509 Lickton Pike
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/18/07 09:15 2 pgs
Fees:13.00 Taxes:172.05
20070518-0059447

WARRANTY DEED

THIS INDENTURE, made this 16th day of May, 2007 between

Johnny M. Ayers and wife, Joni M. Ayers

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Mark D. Morris and wife, Kelley Morris

of Davidson County, Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land located in the 10th Civil District of Davidson County. Tennessee, being Lot No. 1 also marked "Reserved for N.E.S." on the Plan of Connell Estates, Section 1, of record in Plat Book 2900, Page 15, described as follows:

Beginning on the northwesterly margin of Hitt Lane at its intersection with the southwesterly right-of-way line of the L & N Railroad; thence with the northwesterly margin of Hitt Lane southwestwardly 193.8 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a westerly direction to the northeasterly margin of Issac Drive; thence with said Drive northwestwardly 103.66 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots northeastwardly 230.15 feet to the southwesterly margin of said L & N Railroad right-of-way; thence with same south 56 deg. 24 min. east 167 feet to the beginning.

This being the same property conveyed to Johnny M. Ayers and wife, Joni M. Ayers by Special Warranty Deed dated 5/14/2003 from Metropolitan Government of Nashville and Davidson County, Tennessee, Acting by and Through the Electric Power Board of said Government of record in Instrument Number 20030515-0066861, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2007 real property taxes which are to be prorated between the parties and

which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Johnny M. Ayers

Joni M. Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnny M. Ayers and wife, Joni M. Ayers the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16TH day of May, 2007.

Notary

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $46,500.00.

Affiant

Sworn to and subscribed before me, this 16TH day of May, 2007.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY