Davidson County DEEDWARR
Recvd: 06/04/07 12:29 2 pgs
Fees:13.00 Taxes:1609.50

20070604-0066062

WARRANTY DEED

B-RB-07-833

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Patty Parsons
Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 08/12/11
(AFFIX SEAL)

KANDACE M. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Charles Morgan	Regions Bank ~~dba Regions~~	
175 Palm Circle	(NAME) 2050 Parkway Office Circle	143-3-22
(ADDRESS) Altamonte, FL 32714	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM PRESLER AND WIFE, AUSTIN PRESLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN CHARLES MORGAN AND JERILYN MORGAN,HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County,Tennessee, being Lot 24, WEST MEADE HIGHLANDS, SECTION 1, as shown on plat of record in Plat Book 3700, Pages 69-70, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Presler and wife, Austin Presler by Bankruptcy Trustee's Deed from Trina Rae Morris, recorded on the 29th day of May, 2002 in Instrument No. 20020529-0065071, in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 833 Highland Park Court, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of May, 2007.

William Presler

Austin Presler

STATE OF Tennessee
COUNTY OF Davidson

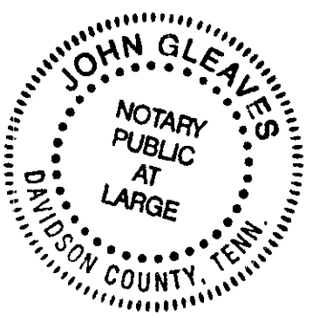
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Presler and Austin Presler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 25th day of May, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903