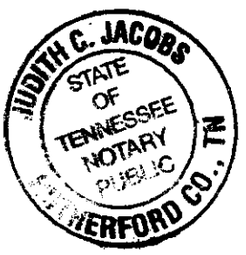
WARRANTY DEED



STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: . 3/15/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Morgan	James Morgan	136-03-0/
(NAME)	(NAME)	
3864 Lake Aire Drive	3864 Lake Aire Drive	020.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, **Van A. Preston, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Morgan, unmarried,** 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 Lot No. 95 on the Plan of Priest Lake Park, Section 2, of Record in Book 4175, Pages 56, 57, and 58, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark A. Schamel and Wife, Crystal F. Schamel, Husband and Wife, by deed from James M. Bosi and Lucie Tucker Bryant Bosi, Husband and Wife dated September 28, 2000 and filed for record as Instrument No. 20001107-0110575 and further conveyed to Wells Fargo Bank, N.A. as Trustee under Pooling & Servicing Agreement dated September 01, 2004 Asset-Backed Pass-Through Certificates Series 2004-WHQ1 by Substitute Trustee's from Priority Trustee Services of TN, LLC, as Substitute Trustee, dated February 09, 2006 and filed for Record as Instrument No. 20060307-0026075 and further conveyed to Van A. Preston by Special Warranty Deed from Wells Fargo Bank, N.A. as Trustee under the Pooling and Servicing Agreement Dated as of September 01, 2004 Asset-Backed Pass Through Certificates series 2004-WHQ1 a National Banking Association and filed for Record as Instrument No. 20060606-0066686 in Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 4175, Page 56, 57, 58, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restriction of record, in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations building restrictions and setback lines if any and any and all easements for public utilities.

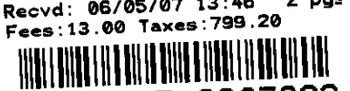
The 2007 County Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 3864 Lake Aire Drive, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 06/05/07 13:46 2 pgs
Fees:13.00 Taxes:799.20



VP

Witness my hand this 1st day of June, 2007.

Van A. Preston

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

3/15/08

Notary Public

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO., TN