Davidson County DEEDWARR
Recvd: 06/21/07 09:21 2 pgs
Fees:13.00 Taxes:462.50

20070621-0074039

WARRANTY DEED

G-VRE-07-714

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me this 15th DAY OF June, 2007.

Notary Public

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 3-8-10 (AFFIX SEAL)

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
David W. Hall	Gateway Funding Diversified	
714 Newhall Drive	(NAME) 300 Welsh Rd. Bldg 5	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Horsham, PA 19044	83-11-118.00
(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 BETTY J. MORGAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID W. HALL AND WIFE, CATHRYNE A. HALL, 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 116, EASTLAND ACRES, SECTION I, as shown on plat of record in Plat Book 2133, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being ths same property conveyed to Betty J. Morgan by Quitclaim Deed filed for record in May 29, 2007 as Instrument 20070529-0063467, Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed by Quitclaim Deed from Betty J. Morgan to Randall Morgan as recorded on the 23rd day of August, 2006 in Instrument No. 20060823-0103638 and Warranty Deed from Robert E. King and wife, Mary Ann A. King to Dow R. Morgan, Jr. and wife, Betty J. Morgan as recorded on the 14th day of December, 1964 in Book 3841, Page 430, in the Register's Office of Davidson County, Tennessee.

The Quitclaim Deed of record as Instrument Number 20070529-0063467 references the incorrect Lot Number so Randall Morgan joins in this conveyance for the purpose of conveying any and all interest he has in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 4006, page 939, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 714 Newhall Drive, Nashville, Tennessee 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 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 15th day of June, 2007.

Betty J. Morgan

Randall Morgan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty J. Morgan and Randall Morgan, 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 15th day of June, 2007.

Notary Public

My Commission Expires:

(SEAL) 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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