THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***210,000.00.

Affiant

Subscribed and sworn to before me this 27th day of June, 2007.

Notary Public

My Commission Expires:

9. 30. 09

Davidson County DEEDWARR
Recvd: 07/02/07 13:23 2 pgs
Fees:13.00 Taxes:777.00
20070702-0078709

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Joyce A. Morgan 409 Belle Pointe Drive Nashville, Tennessee 37221	SAME	MAP 142-10-0 PARCEL 005.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand and 00/100 Dollars ($***210,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Jeffrey H. Kenyon and wife, Layle V. Kenyon (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Joyce A. Morgan, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 5 on the Plan of Belle Pointe, Phase One, a Planned Unit Development, as of record in Book 6250, Pages 500 and 501, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jeffrey H. Kenyon and wife, Layle V. Kenyon from S. Edgar Roberts II and wife, Doris J. Roberts by deed dated July 15, 1996, of record in Book 10127, Page 885, Register's Office for Davidson County, Tennessee.

This is improved property known as 409 Belle Pointe Drive Nashville, Tennessee 37221

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of Belle Pointe, Phase One, of record in Book 6250, Page 500 and 501, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 22nd day of June, 2007.

Jeffrey H. Kenyon

Layle V. Kenyon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey H. Kenyon and Layle V. Kenyon, the 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 this 22nd day of June, 2007.

Notary Public

My Commission Expires:

9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY