27-1-285

Davidson County DEEDWARR
Recvd: 07/06/07 10:10 2 pgs
Fees:13.00 Taxes:402.38
20070706-0080615

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of June, 2007 by and between **Charles B. Morris, Jr. and Shelby H. Morris**, hereinafter referred to as GRANTOR, and **Josephine M. Mauskopf and husband, Seymour H. Mauskopf**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. A-103 on the plan of Green Hills Terrace Condominium Apartments, of record in Book 5200, page 64, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

The Following Conveyance is Subject to the Following:

1) Master Deed of record in Book 5304, page 702 and amended in Book 7841, page 557, Register's Office for said County.

2) First Amendment to By-Laws of record in Book 9830, page 181, Register's Office for said County.

Being the same property conveyed to Charles B. Morris, Jr. and wife, Shelly H. Morris by Warranty Deed from Warren M. Evans, Jr. and wife, Maurine M. Evans, dated November 2, 1987 and recorded November 4, 1987, of record in Book 7395, page 425, Register's Office for Davidson County, Tennessee.

Shelby H. Morris was referred to in the previous deed as Shelly H. Morris.

This is [X]improved [ ]unimproved property known as: 1900 Richard Jones Road A-103, Nashville, TN 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Charles B. Morris, Jr.

Shelby H. Morris

Shelby H. Morris

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Charles B. Morris, Jr. and Shelby H. Morris, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of June, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10

CYNTHIA ANN GORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Josephine M. Mauskopf and Seymour H. Mauskopf
1900 Richard Jones Road A-103, Nashville, TN 37215

Send Tax Statements to:
SAME

Map & Parcel 117.15-OA-035.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $108,750.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of June, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10

CYNTHIA ANN GORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

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