File Box 9B
First Title & Escrow Co.,Inc.
#26626

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael A. Morrissey
933 Van Leer Drive
Nashville, Tennessee 37220

SEND TAX BILL TO:

Taylor Bean & Whitaker Mortgage
1417 North Magnolia Ave.
Ocala, FL 34475

MORTGAGEE:

Taylor Bean & Whitaker Mortgage
1417 North Magnolia Ave.
Ocala, FL 34475

MAP 132-13
GROUP
PARCEL 61.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Andrew C. Oken and wife, Lisa S. Oken,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Michael A. Morrissey and wife, Emily S. Morrissey**, 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. 70 on the Plan of Oak Hill Valley, of record in Plat Book 1835, pages 15 and 16, Register's Office, Davidson County, Tennessee, tc which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Andrew C. Oken and wife, Lisa S. Oken by deed from Kelly M. Stewart and wife, Marci G. Stewart of record in Instrument no. 20040818-0099723, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **933 Van Leer Drive, Nashville, Tennessee 37220.**

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, GRANTORS do covenant with the said GRANTEES 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, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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: 07/09/07 13:59 3 pgs
Fees:18.00 Taxes:2035.00
20070709-0081641

WITNESS our hands this the **15th** day of **June, 2007.**

Andrew C. Oken by Lisa S. Oken atty in fact

Andrew C. Oken

Lisa S. Oken

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lisa S. Oken, individually ~~and as Attorney in Fact for Andrew C. Oken~~**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of June, 2007.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $550,000.00.

Christine M. Roach
AFFIANT

Subscribed and sworn to before me on this 15th day of June, 2007.

Mary Esther Champion
NOTARY PUBLIC

MARY ESTHER CHAMPION
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-14-09

My Commission Expires NOV 11, 2009

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

On this **15th** day of **June, 2007**, personally appeared before me, the undersigned Notary Public in and for said County and State, **Lisa S. Oken,** a bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the attorney in fact for **Andrew C. Oken,** and that as said attorney in fact she executed the said Warranty Deed for the purposes therein contained by signing the name of **Andrew C. Oken** as his free act and deed.

WITNESS my hand on the 15th day of June, 2007.

NOTARY PUBLIC

Expires: May 19, 2008

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY