Davidson County DEEDWARR
Recvd: 07/18/07 09:23 2 pgs
Fees:13.00 Taxes:571.65
20070718-0085289

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Denver Confer and Aubrey Confer 637 Waywood Circle Antioch, TN 37013	Franklin American Mortgage 501 Corporate Centre Dr., Ste. 400 Franklin, TN 37067	183-050-125.00

FOR AND IN 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, **Robert M. Morrison**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Denver Confer and wife, ~~Aubrey~~ Audrey Confer**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 387 on the plan of October Woods, Revision One, Phase Two, Section Four, of record in Plat Book 7900, page 909 and amended in Book 9700, pages 437 and 438, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Morrison from Claridge Builders Co., LLC by deed dated 12/23/97 of record in Book ~~10733~~ 10739, page 830, said Register's Office.

This is improved property known as: 637 Waywood Circle, Antioch, TN 37013

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. 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.

WITNESS our hands this 16th day of July, 2007.

FILE BOX 45

Robert M. Morrison

Robert M. Morrison

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Robert M. Morrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 16th day of July, 2007.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP.

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $154,500.00.

AFFIANT

Subscribed and sworn to before me this 12th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 11-22-10

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.