This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 081-06-0
PARCEL: 192.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Boyce Davis, Jr.
2103 26th Ave N
Nashville, TN 37208

Davidson County DEEDWARR
Recvd: 07/23/07 10:35 2 pgs
Fees:13.00 Taxes:257.52
20070723-0087050

WARRANTY DEED

THIS INDENTURE, made this 18th day of July, 2007 between

Mark D. Morris, a married man

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Boyce Davis, Jr., an unmarried man

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Property located in Davidson County, Tennessee:

Being Lot No. 24 on the Plan of J. Matt Williams' Subdivision of Lot No. 8, Harding Bosley Tract, as of record in Plat Book 332, Page 54, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the Westerly margin of 26th Avenue North said point being the Southeast corner of property conveyed to Chester Hibdon, and wife, by deed of record in Book 2542, Page 125, said Register's Office; thence running with Hibdons Southerly line, North 86 deg. 30 minutes West 550.5 feet, more or less, to a point in the Easterly boundary line of lot No. 89 on the plan of Cumberland Gardens, of record in Book 2900, Page 3, said Register's Office; thence with same Southerly 53 feet, more or less, to a point, the Southeast corner of said Lot No. 89; thence South 86 deg. 30 minutes East 550.3 feet, more or less, to a point in the Westerly margin of 16th Avenue North; thence with same Northerly 53 feet, more or less, to the point of beginning.

This being the same property conveyed to Mark D. Morris by Cash Deed for Tennessee dated 6/23/2004 from Alphonso Jackson, Acting Secretary of Housing and Urban Development dated of record in Instrument Number 20040708-0081481, and re-recorded to correct Address in Instrument Number 20040908-0108394, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2007 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets hisr hand and seal the day and year first above written.

Mark D. Morris by Robert McCoin Attorney in Fact

Mark D. Morris by Robert McCoin,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July 2007, before me personally appeared Robert McCoin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Mark D. Morris acknowledged that such person executed the same as the free act and deed of Mark D. Morris.

Witness my hand and official seal at office this 18th day of July, 2007.

Christy Y. Lane
Notary Public

CHRISTY Y. LANE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $69,600.00.

Tammy Mellors
Affiant

Sworn to and subscribed before me, this 18th day of July, 2007.

Christy Y. Lane
Notary Public

My Commission Expires: 3-21-09

CHRISTY Y. LANE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY