RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PLACE, SUITE 203
SMYRNA, TN 37167
VT-07700251

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/07 10:14 2 pgs
Fees:13.00 Taxes:295.63

20070822-0100362

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$79,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
20th day of August, 2007.

Notary Public

MY COMMISSION EXPIRES:

CARL C. VICTORY
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 1468 WEXFORD DOWNS LANE, NASHVILLE, TN 37211

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES NICHOLAS DOZA 1006 N. 2nd St. Nashville, TN 37203	National City Mortgage P.O. Box 533510 Atlanta, GA 30353-3510	082-03-0-094.00

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, WE,

MARY DORIS MORGAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES NICHOLAS DOZA, unmarried

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. 152 on the Map of Sharpe and Horn's Second Subdivision of the Lindsley Property, as of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 152 fronts 50 feet on the westerly side of North Second Street and runs back between parallel lines, 145 feet to an alley.

Being the same property conveyed to Clarence Leon Morgan and wife, Mary Doris Morgan by Warranty Deed from Ewing Starnes and wife, Dorothy A. Starnes, dated 4-17-79 and recorded 4-18-79 in Book 5422, page 584, Register's Office for Davidson County, Tennessee. Clarence Leon Morgan is now deceased, his date of death being February 21, 2007, and he is survived by his spouse, Mary Doris Morgan, who took title to the subject property as surviving tenant by the entirety.

This is improved (X) property known as **1006 N. 2ND STREET, NASHVILLE, TN 37207**
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. 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.

Witness our hands this 20th day of August, 2007.

Mary Doris Morgan

MARY DORIS MORGAN

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 **MARY DORIS MORGAN,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 2007.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2007.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2007, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2007.

Commission Expires:_____

_____
Notary Public