Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike, Nashville, TN 37216
FILE D-HH9

39-B
File #07-1266

Davidson County DEEDWARR
Recvd: 08/23/07 11:28 2 pgs
Fees:13.00 Taxes:1275.39
20070823-0100833

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Victoria Rachell Donnelly, now known as, Victoria Rachell Rodriguez, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto , Theodore Morgan and wife, Gwuenavere Morgan, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot(s) 135, as shown on the map entitled Montrose Place, of record in Plat Book 57, pages(s) 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Victoria Rachell Donnelly by deed from Bernard Kelcher and Abbe H. Aderhold, as Tenants in Common with Right of Survivorship dated September 30, 2004 of record in Inst. No. 20041005-0119476, Register's Office for Davidson County, Tennessee. Victoria Rachell Donnelly is now known as Victoria Rachell Rodrigues having assumed her maiden name.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1009 Montrose Avenue, Nashville TN, 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of August, 2007.

Victoria Rachell Rodrigues 8/21/07

Victoria Rachell Rodrigues

State of Tennessee)
County of Davidson)

On this 21st day of August, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Victoria Rachell Rodrigues, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 344,700.00.

8/21/07
Affiant

Sworn and subscribed before me on this the 21st day of August, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Theodore Morgan 1009 Montrose Avenue Nashville, TN 37204	Consumers Mortgage Corporation 7851 Freeway Circle Middleburg Heights, OH 44130	11801020800