21-1-415

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 11/02/07 11:03 2 pg
Fees:13.00 Taxes:358.90
20071102-0129435

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of October, 2007 by and between **Margaret R. Morris**, hereinafter referred to as GRANTOR, and **Michael B. Fox, unmarried,** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Revised Map of Parma Heights, Section II, as of record in Book 2083, page 71, Register's Office for said County. Said Lot No. 31 fronts 100 feet on the easterly side of Colby Drive and runs back between lines measuring 182.1 feet on the northerly line and 103.5 feet on the southerly line, to the rear line, measuring 121 feet thereon.

Being the same property conveyed to David J. Little and wife, Margaret R. Little, by Warranty Deed from W.H. Hobbs and wife, Marie C. Hobbs, dated August 13, 1964 and recorded August 17, 1964, of record in Book 3802, page 325, Register's Office for Davidson County, Tennessee. David J. Little predeceased his wife, Margaret R. Little and property now vested in Margaret R. Little as surviving tenant by the entirety. Margaret R. Little since married Arthur Morris and is now known as Margaret R. Morris. Arthur Morris has since deceased.

This is [X]improved [ ]unimproved property known as: **3314 Colby Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Margaret R. Morris
By Sue Ferguson, Attorney in Fact

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Sue Ferguson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 25th day of October, 2007.

_____
Notary Public

My Commission Expires:_____

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of October, 2007 before me personally appeared Sue Ferguson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Margaret R. Morris, and acknowledged that he/she executed the same as the free act and deed of said Margaret R. Morris.

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand, at office, this 25th day of October, 2007.

_____
Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

Name and Address of Property Owner:
Michael B. Fox
3314 Colby Drive, Nashville, TN 37211

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste 400
Franklin, TN 37067
Map & Parcel 133.07-0-099.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $97,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Cynthia Ann Gore
Affiant

Sworn to and subscribed before me, a Notary Public, this 25th day of October, 2007.

_____
Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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