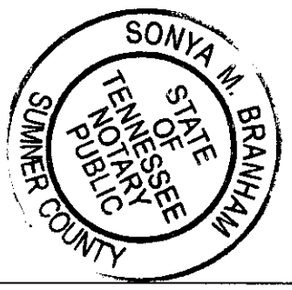
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Kevin D. Steele
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2008.

Sonya M. Branham
Notary Public

MY COMMISSION EXPIRES: 10/18/2011
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kevin D. Steele | SAME | 042090068.00 |
| (NAME) | (NAME) | |
| 1009 Westchester Drive | 3925 THACKERY DR. | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | NASHVILLE TN 37207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20080090 |

For and 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, Roger E. Burgess and Paul A. Morton, as Heirs to the Estate of Lois Dolores Morton**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kevin D. Steele and Stacey A. Steele, husband and wife**, 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. :

Being Lot No. 144 on the Plan of Kemper Heights, as of record in Book 2331, page 65-66, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 144 fronts 75 feet on the southerly side of Westchester Drive and runs back 175 feet on the westerly lne and 196.5 feet on the easterly line to a dead line in the rear, measuring 76.7 feet.

BEING all of the same property conveyed to Lois Coon Morton by Deed from Donna Dodd Lassiter and Lyman M. Lassiter dated April 7, 1966 of record in Book 4004, Page 414, Register's Office for Davidson County, Tennessee. Lois Coon Morton was also known as Lois Doloris Morton. Lois Doloris Morton having died on or about October 27, 2006. Said real estate was devised by Lois Doloris Morton by her will probated and record in Docket No 07P-83, Probate Court of Davidson County, Tennessee, to Roger E. Burgess and Paul A. Morton.

unimproved ☐

This is improved ☒ property, known as 1009 Westchester Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 02/08/08 14:54 2 pgs
Fees:13.00 Taxes:288.60
20080208-0013320

Witness our hands this 6th day of February, 2008.

Roger E. Burgess, as Heir to the Estate of Lois Dolores Morton

Paul A. Morton, as Heir to the Estate of Lois Dolores Morton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,the within Roger E. Burgess and Paul A. Morton, as Heirs to the Estate of Lois Dolores Morton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged thatRoger E. Burgess and Paul A. Morton, as Heirs to the Estate of Lois Dolores Morton executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 2008 at Madison, Tennessee.

Commission expires: 10/18/2011

Notary Public

