THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1525

Davidson County DEEDWARR
Recvd: 02/15/08 12:33 2 pgs
Fees:13.00 Taxes:103.60
20080215-0015280

Property Address: 1537B Douglas Avenue, Nashville, TN 37207

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sammie L. Morris, married**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **James W. D. Moore, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 58 on the Map of Dr. E.T. Brown's Subdivision of Lots 21 to 26, inclusive on the Map of Brownville Addition, of record in Book 332, Page 91, Register's Office Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a confirmatory deed from Chancery Court for Davidson County, Tennessee, dated December 8, 2005, and recorded December 15, 2005, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20051215-0150528. Said MATTIE EVENSTON MORRIS joins in this conveyance to convey any and all marital interest to the said property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] is not a part of the homestead of Grantor, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $28,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 8th day of February, 2008.

X _____ {Seal}
Sammie L. Morris

X _____ {Seal}
MATTIE EVANSTON MORRIS

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 8th day of February, 2008, before me the undersigned officer, personally appeared Sammie L. Morris and MATTIE EVANSTON MORRIS known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____ Notary Public

My Commission expires: 1-23-2011

Grantee's Name, Address, Phone: + New owner
James W. D. Moore
515 Bridgecrest Dr
Antioch, TN 37013

Map and Parcel No: 083-02-0-171.00

SEND TAX STATEMENTS TO:
James W. D. Moore
1515 Bridgecrest Dr.
Antioch, TN 37013

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $28,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant _____

Subscribed and sworn to before me this 8 day of February, 2008

_____
Notary Public
My Commission expires: 1-23-2011

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN