THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08030208**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $342,000.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2008. Notary Public My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Don Morgan and Sarah Morgan 415 Church St Apt 1115 Nashville TN 37219	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 93-61J-32.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Troy Wray and Karen Wray, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Don Morgan and Sarah Morgan, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1115, VIRIDIAN Condominium, as established under Master Deed of record in Instrument 20061004-0122833, Addendum in Instrument No. 20061004-0122834, amended in Instrument No. 20070711-0082578, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Being the same property conveyed by Warranty Deed from Viridian Development Company, LLC, a Tennessee limited liability company to Troy Wray and wife, Karen Wray as recorded on the 31st day of August, 2007 in Instrument No. 20070831-0105299 and part of Quitclaim Deed from Metropolitan Development and Housing Agency to Viridian Development Company, LLC, a Tennessee limited liability company as recorded on the 3rd day of November, 2004 in Instrument No. 20041103-0132449, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 415 Church St Apt 1115 Nashville TN 37219.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of March, 2008.

Troy Wray

Karen Wray

Davidson County DEEDWARR
Recvd: 03/13/08 09:33 2 pgs
Fees:13.00 Taxes:1265.40

20080313-0025212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Troy Wray and Karen Wray, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2008.

Notary Public

My Commission Expires: 11/22/10



