WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/08 16:13 2 pgs
Fees:13.00 Taxes:854.33

20080414-0037853

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 230,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF March, 2008

Notary Public

MY COMMISSION EXPIRES: 3-10-10
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick A. Kreider (NAME)	Countrywide Home Loans (NAME)	MAP & PARCEL
4305 Earlene Drive (ADDRESS)	801 CRESCENT CENTER DRIVE, #510 (ADDRESS)	061120[illegible]
Nashville, TN 37216 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37067 (CITY) (STATE) (ZIP)	

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, Philip L. Morgan and wife, Paula E. Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick A. Kreider and wife, Amanda B. Kreider

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 Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Addition No. One, Section No. Three, Jackson Park, not of record, and described according to a map made by Ewing Anderson, Surveyor, October of 1945, as follows:

Beginning at a point in the westerly margin of Earlene Drive (referred to as Earleen in prior deed) and the common corner of Lot Nos. 3 and 4 on the said map which point is 109.8 feet south of the Newman Cheek property; thence westerly along the line between Lots 3 and 4 and a distance of 429.5 feet; thence south 26 degrees 10 feet West 65.65 to a common rear corner of Lot Nos. 2 and 3; thence easterly along the line between said two lots, 440.6 feet to the westerly margin of Earlene Drive; thence northerly along the said Drive, 110.5 feet to the point of beginning.

Being the same property conveyed to Philip L. Morgan and wife, Paula E. Morgan by Warranty Deed from Phyllis Wright and Ethel Mae Shearron recorded August 8, 2007 as Instrument Number 20070807-0094460 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, ETC AS MAY BE SET OUT ON A MAP BY EWING ANDERSON, SURVEYOR DATED OCTOBER, 1945.

unimproved ( )
This is improved (X) property, known as 4305 Earlene Drive, Nashville, TN 37216
(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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of March 2008

Philip L. Morgan

Paula E. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip L. Morgan and wife, Paula E. Morgan

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 28th day of March, 2008.

Commission expires 3-20-10

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public