PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/29/08 09:13 2 pg
Fees:13.00 Taxes:721.50
20080429-0043466

W & I Ref:(dm) Title No: 49285
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John A. Morgan Jesse C. Cook 4029 Stonybrook Drive Nashville, Tennessee 37221	First Community Mortgage 1610 S. Church St, Ste. A Murfreesboro, TN 37130

TAX MAP-PARCEL NUMBERS: 1410600C05100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$195,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marlo Wiebold, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John A. Morgan, an unmarried man and Jesse C. Cook an unmarried woman, as joint tenants with rights of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

BEING Lot No. 7, on the Plan of Riverbridge Community, Phase 1B, as shown by plat of record in Instrument #20030709-0094605, of the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marlo Wiebold, an unmarried woman by deed from Beazer Homes Corp. d/b/a Phillips Builders, dated June 25, 2004 and recorded on July 1, 2004 of record in Doc. No. 20040701-0078470 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20030709-0094605 said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20030205-0016044, Doc. No. 20030303-0027396, Doc. No. 20030806-0111893, By-Laws in Doc. No. 20030218-0020999, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4029 Stonybrook Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of April, 2008.

Marlo Wiebold 4-25-08
Marlo Wiebold

State of TENNESSEE
County of DAVIDSON

On this 25th day of April, 2008 , before me the undersigned authority, personally appeared Marlo Wiebold , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Sworn and subscribed before me this the 25th day of April, 2008

My Commission Expires: 2/24/09

Notary Public

SABRINA BUTERA STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.