Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1131

Davidson County DEEDWARR
Recvd: 05/01/08 13:38 3 pgs
Fees:18.00 Taxes:543.90
20080501-0044572

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Martin Morgan and Carrie Morgan**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Grace E. Putnam,** unmarried , 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 104 as specified on the Plat shown in the Master Deed, on the Plan of Elliott Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Elliott Avenue Condominiums, of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Elliott Avenue Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Matthew Martin Morgan, unmarried by deed dated August 2, 2005 from Elliott Avenue Partners, LLC of record in Instrument No. 20050804-0091965, Register's Office for Davidson County, Tennessee. Matthew Martin Morgan having since married Carrie Morgan. Carrie Morgan joins in this conveyance to convey any and all marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2304 Elliott Avenue # 104, Nashville TN, 37204.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 28th day of April, 2008.

Matthew Martin Morgan

Carrie Morgan

State of Tennessee)
County of Davidson)

On this 28th day of April, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Martin Morgan and Carrie Morgan, the bargainor(s), 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.

Notary Public

My Commission Expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 147,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of April, 2008.

Notary Public

My Commission Expires: March 10, 2012

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

NEW OWNER:
Grace E. Putnam
2304 Elliott Avenue # 104
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
Mortgage Investors Group
8320 E. Walker Springs Lane, Ste. 200
Knoxville, TN 37923

TAX MAP-PARCEL #:
105-14-B-4.00CO

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MY COMMISSION EXPIRES: 3-10-12

Notary's Seal (If on paper)

