Davidson County DEEDWARR
Recvd: 05/30/08 09:15 2 pgs
Fees:13.00 Taxes:1437.64
20080530-0054968

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $388,450.00 Affiant Subscribed and sworn to before me, this the 28th day of May, 2008. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Steven T. Morris	First State Bank	Map: 83-14
121 S. 17th Street	2796 N. Highland, Suite C/D	Parcel: 53
Nashville, TN 37206	Jackson, TN 38305	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS AUSTIN WILLIAMS AND WIFE, ANN L. WILLIAMS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN T. MORRIS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being part of the Priest Home Place, of record in Plat Book 161, page 102, Register's Office for said County, which plan does not show the property in question but said property is described as follows: BEGINNING at the southeast corner of South 17th Street, formerly Priest Street, and Holly, formerly Chadwell Street; thence with the easterly margin of South 17th Street, southerly 100 feet; thence easterly parallel with Holly Street 160 feet to the westerly line of the property conveyed to J. Douglas Wright by deed of record in Book 838, page 332, said Register's Office; thence northerly with Wright's westerly line and parallel with South 17th Street 100 feet to the southerly margin of Holly Street; thence with the southerly margin of Holly Street westerly 160 feet to the point of beginning.

Being the same property conveyed to Thomas Austin Williams and wife, Ann L. Williams by deed dated July 1, 1977 from Anna West Tully, of record in Book 5167, page 862, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 121 S. 17th Street, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of May, 2008.

Thomas Austin Williams

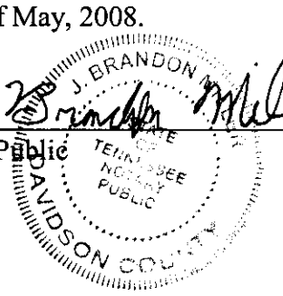
Ann L. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas Austin Williams and Ann L. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of May, 2008.

Notary Public



My Commission Expires: November 22, 2010