This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008040020

Davidson County DEEDWARR
Recvd: 06/02/08 13:25 3 pgs
Fees:18.00 Taxes:962.00
20080602-0055848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$260,000.00**

Sworn to and subscribed before me this 30th day of May, 2008.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Tara Steward
Notary Public
My commission expires: 8/23/11

Address of New Owner:

Robert S. Morrison, III
5131 Overton Road
Nashville, TN 37220

Send Tax Bills to:

Bank of America, N.A.
9000 Southside Blvd., #600
Jacksonville, FL 32256

Map-Parcel Numbers:

14615010500

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey T. Abner and wife, Tiffany L. Abner**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert S. Morrison, III and wife, Laine H. Morrison**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 43, on the PLAN OF HAILEYWOOD ESTATES, SECTION III, of record in Plat Book 2330, Page 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Description taken from prior deed.

Being the same property conveyed to Jeffrey T. Abner and wife, Tiffany L. Abner, by Warranty Deed from Mark T. Brasfield and wife, Kristin E. Brasfield, recorded on the 2nd day of December, 2003 in Instrument No. 20031202-0173054, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the plan of record in Plat Book 2330, Page 58, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. **Current year taxes are to be paid by Grantee.**

This is improved property known as **5131 Overton Road, Nashville, TN 37220.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, at office, this30th day of May, 2008.

Jeffrey T. Abner

Tiffany L. Abner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Jeffrey T. Abner and Tiffany L. Abner**, the within named bargainors, 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, at office, this 30th day of May, 2008.

WILLIAM D. CASTELLANO, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/05/2011

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY