Davidson County DEEDWARR
Recvd: 06/04/08 14:02 2 pg
Fees:13.00 Taxes:921.30

20080604-0057276

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

G-VR-08-1020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Roper	First Community Mortgage, Inc	
3000 Vanderbilt Place #103	(NAME) 1610 B Chruch Street, STE A	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Murfreesboro, TN 37130	83-5-72.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW E. MORGINSKY AND WIFE, SHARON R. MORGINSKY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL ROPER, AND WIFE, JANNA ROPER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 11, BLOCK E, EASTWOOD ADDITION, DR. E.T. BROWNS RESUBDIVISION OF THE STRATTON AND SEYMOUR AND L.T. BAXTER LANDS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 63, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW E. MORGINSKY AND WIFE, SHARON R. MORGINSKY BY WARRANTY DEED FROM CHARLES R. PAETZ AND WIFE, HOLLY A. PAETZ RECORDED MAY 10, 2005 IN INSTRUMENT NO. 20050510-0052524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 332, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1020 Chicamauga Avenue, Nashville, Tennessee 37206

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 27th day of May, 2008.

Matthew E. Morginsky

Sharon R. Morginsky

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew E. Morginsky and Sharon R. Morginsky, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of May, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

SAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Fidelity Title and Escrow
2021 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903