RN TO:
ER ESCROW, LLC
BORO ROAD, STE 300
TN 37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BOX 10-A

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(dm) Title No: 49354
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richards Jay Ellis Sherry A. Ellis 4307 Glen ~~4325 Signal Hill Drive~~ Eden Dr. Nashville, Tennessee 37205	NEW OWNER

TAX MAP-PARCEL NUMBERS: 11615008300

Davidson County DEEDWARR
Recvd: 07/11/08 12:25 2 pgs
Fees:13.00 Taxes:1665.00
20080711-0071433

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wills N. Morgan, Jr., Trustee of the Wills N. Morgan Revocable Trust dated 4/8/08**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richards Jay Ellis and wife, Sherry A. Ellis** 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:**

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 3 and all of Lot No. 2 of Block 9 on the Plan of Re-subdivision of a part of Royal Oak Subdivision, as of record in Book 1416, page 599 and Book 547, page 167, Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to Wills N. Morgan by warranty deed from Dr. Stanley L. Rich dated April 25, 1946 and recorded on April 29, 1946 of record in Book 1217, page 413, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 8, 2008 and recorded on April 9, 2008 of record in Doc. No. 20080409-0036150 as corrected in Doc. No. 20080623-0063939, said Register's Office, subject property was conveyed to Wills N. Morgan, Jr., Trustee of the Wills N. Morgan Revocable Trust dated April 8, 2008, as to Lot 2. Also being the same property conveyed to Wills N. Morgan by warranty deed from B.K. Goldberg and wife, Viola Goldberg dated Aug 27, 1946 and recorded on Aug 29, 1946 of record in Book 1416, page 599, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 8, 2008 and recorded on April 9, 2008 of record in Doc. No. 20080409-0036150 as corrected in Doc. No. 20080623-0063939, said Register's Office, subject property was conveyed to Wills N. Morgan, Jr., Trustee of the Wills N. Morgan Revocable Trust dated April 8, 2008, as to part of Lot 3.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 167, said Register's Office. Easements for water mains of record in Book 613, page 404 and Book 924, page 24, said Register's Office. Temporary construction easement for sanitary sewer to the City of Belle Meade of record in Book 5787, page 212, said Register's Office.

This is improved property, known as: 4325 Signal Hill, Nashville, Tennessee 37205

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 30th day of June, 2008.

Wills N. Morgan, Jr., Trustee of the Wills N. Morgan Revocable Trust dated 4/8/08

State of TENNESSEE

County of DAVIDSON

On this 30th day of June, 2008 , before me the undersigned authority, personally appeared Wills N. Morgan, Jr., Trustee of the Wills N. Morgan Revocable Trust dated 4/8/08 , 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: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $450,000.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2008

Notary Public

My Commission Expires: _____

CHRISTINE K. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. Exp. 8/9/09