Davidson County DEEDWARR
Recvd: 07/30/08 09:07 2 pgs
Fees:13.00 Taxes:278.24

20080730-0077743

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $75,200.00

Affiant

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me, this 25th day of July, 2008.

Notary Public
My commission expires: 9.19.09

04-0807-53270

Address of New Owner:	Send Tax Bills to:	Tax Information
Brittany A. Morgenstern	Wells Fargo Home MTG.	071-12-0 270.00
913 Ward Street	P.O. Box 11701	
Nashville TN 37207	Newark, N.J. 07101-4701	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John D. Floyd, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brittany A. Morgenstern, hereinafter called the Grantees, their successors 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 the East 30 feet of Lot No. 48 and the West 30 feet of Lot No. 49, on the Map of T. L. Ward's Re-Subdivision of certain lots in Williams and Hayes Company's Belleview Plan, of record in Book 974, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of said lots adjoin and front together 60 feet on the northerly side of Ward Street, and run back between parallel lines 161 feet to a dead line.

Being the same property conveyed to James M. Nichols and wife, Bonnie R. Nichols by deed from Harold Loraine Cantrell, dated February 11, 1961, recorded February 15, 1961, of record in Book 3181, Page 463, Register's Office for Davidson County, Tennessee. The said James M. Nichols having since died. Bonnie R. Nichols subsequently died testate and by Will of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 00P1342 subject property was devised to Don Wade Nichols.

Further being the same property conveyed to Don W. Nichols by Quitclaim Deed from Don W. Nichols, Executor of the Estate of Bonnie R. Nichols, dated September 29, 2000, recorded October 20, 2000, of record in Instrument No. 20001020-0104423, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John D. Floyd, a married man by deed from Don W. Nichols, dated April 23, 2007, recorded June 6, 2007, of record in Instrument No. 20070606-0067733, Register's Office for Davidson County, Tennessee.

Grantor herein makes oath that the property herein described has neither been used as his marital residence nor as the principal residence of his spouse and/or dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 913 Ward Street, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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 hand this 25th day of July, 2008.

John D. Floyd

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John D. Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 25th day of July, 2008.

Notary Public
State of Tennessee at Large

My Commission expires: 10-17-2009

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD