Davidson County DEEDWARR
Recvd: 09/17/08 12:37 1 pgs
Fees:13.00 Taxes:518.00

20080917-0095045

WARRANTY DEED

DITTRICH-H08148

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

X _____
Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2008.

_____
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:
Aug. 22, 2011

THIS INSTRUMENT WAS PREPARED BY:
Property Title and Escrow, Inc.
113 Hazel Path, Suite 1
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Harman Dittrich, unmarried	Franklin American Mortgage Co.	025.16-0-065.00
(NAME)	(NAME)	
408 Alta Loma Road	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JASON E. MORGAN AND WIFE, JENNIFER C. MORGAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN HARMAN DITTRICH, UNMARRIED, 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 No. 53 on the Plan of Goodlettsville Heights, Sec. IV, of record in Book 2133, page 43, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Alta Loma Drive at the corner of Lots No. 53 and 54; thence with the line between said lots, southeasterly 281 feet to a point; thence southwesterly 190 feet to the northeasterly margin of a 50 foot unnamed street; thence with the margin of the same, northwesterly 225 feet to the beginning of a curve; thence around said curve, northerly 43.07 feet to the margin of Alta Loma Road; thence with the margin of the same, northerly 103.9 feet to the point of beginning.

Being the same property conveyed to Jason E. Morgan and wife, Jennifer C. Morgan by deed from Ruby F. Mosley, a widow of record in Book 200307020091654 dated June 6, 2003 and recorded on July 2, 2003, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 408 Alta Loma Road, Goodlettsville, Tennessee 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 15th day of September, 2008.

Jason E. Morgan _____ Jennifer C. Morgan

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named Jason E. Morgan and wife, Jennifer C. Morgan, the bargainor(s), 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 at Goodlettsville, Tennessee, this 15th day of September, 2008.

My Commission Expires:

_____
Notary Public

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:
Aug. 22, 2011