Return to:
Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 08090018

Dave Russell

STATE OF TENNESSEE (Wilson)
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00 .

Brenda Jedlum
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24 DAY OF September, 2008.

NOTARY PUBLIC

My Commission expires: 06/23/2010

JUDY J. LEWIS
STATE
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Tax Information:
Theresa M. Morgan 518 Raymond Street Nashville, TN 37211	**Primary Residential Mort.** **4750 W Wiley Post Way** **# 200** **Salt Lake City, UT 84116**	133-1-233

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Dave Russell, married,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **Theresa M. Morgan, unmarried,** hereinafter called the **Grantee**, her 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 Lot No. 269 and easterly 25 feet of Hill Avenue, now Hill Street, as shown on the plan of Sunrise Heights Second Plan, of record in Book 421, page 46, Register's Office for Davidson County, Tennessee and by Metropolitan County Council Bill No. 78-1124 in the County Clerk's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Said property fronts 75 feet on the northerly margin of Raymond Street and extends back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Dave Russell by deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-3 by Washington Mutual Bank its Attorney in Fact, a corporation organized under the laws of the United States, dated 11/06/2007 and recorded at Instrument Number 20071129-0138433, Register's Office for Davidson County, Tennessee.

The above referenced property is not and has never been the primary residence of Grantor.

This is improved property generally located:
518 Raymond Street, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2008 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Hill Avenue, now Hill Street, as shown on the plan of Sunrise Heights Second Plan, of record in Book 421, page 46, Register's Office for Davidson County, Tennessee.
3. Ordinance of record at Book 78, page 1124, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/26/08 10:39 2 pgs
Fees:13.00 Taxes:518.00

20080926-0097919

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, her heirs and assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, her 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.

IN WITNESS WHEREOF, **Dave Russell,** has caused this instrument to be executed, this the 24th day of September, 2008.

David Russell

Dave Russell

STATE OF TN
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Dave Russell**, 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.

This the 24th day of September 2008.

My commission Expires: 10/20/10

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY