Davidson County DEEDWARR
Recvd: 10/22/08 13:34 2 pgs
Fees:13.00 Taxes:1665.00
20081022-0105890

WARRANTY DEED

Return to: File Box 9-B
First Title and Escrow Co.
2000 Richard Jones Rd. #110
Nashville, TN 37215
ftec file # 28117

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $450,000.00

Courtney Whitehurst
Affiant

Subscribed and Sworn to me, this 20th day of October, 2008.

Notary Public

My commission expires: 5-23-09

EMILY C. MAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
James K. Christain 1127 Granny White Court Nashville, TN 37204	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	131080F00100CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James C. Morton, Jr. and wife Susan P. Morton,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **James K. Christain, unmarried**, hereinafter called the Grantee(s), their heirs 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 Unit No. 7A, together with the appurtenant interest in the common elements of Harding Heights Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040521-0059693, Register's Office for Davidson County, Tennessee, as supplemented and amended in Instrument No. 20040721-0087181, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed and being located upon Lot No. 7 on the Plan of Harding Heights of record in Plat Book 4300, page 95, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James C. Morton, Jr. and wife, Susan P. Morton by deed dated May 24, 2006 from Delbert V. Carraher, Jr. of record in Instrument No. 20060526-0062563, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

Subject to Charter of Harding Heights of record in Instrument No. 20040521-0059692, Register's Office for Davidson, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Plat Book 4300, page 95, said Register's Office.

Subject to covenants, conditions and restrictions as contained in the Master Deed for Harding Heights condominiums as of record in Instrument No. 20040521-0059693, 20040721-0087181; Register's Office for Davidson County, Tennessee.

This is (x) improved ( ) unimproved property known as 1127 Granny White Court, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 20th day of October, 2008.

James C. Morton Jr. by Suzan Hindman Atty in Fact

James C. Morton, Jr.
By Suzan Hindman, Attorney in Fact

Susan P. Morton by Suzan Hindman Atty in fact

Susan P. Morton
By Suzan Hindman, Attorney in Fact
Both by Power of Attorney of record in Instrument No. 20081022-0105889
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On October 20th, 2008, before me personally appeared Suzan Hindman, to me known to be the person who executed the foregoing instrument in behalf of James C. Morton, Jr. and Susan P. Morton, and acknowledged that she executed same as the free act and deed of said James C. Morton, Jr. and Susan P. Morton, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 2008.

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-21-09

Phyllis Keenan
Notary Public