This instrument prepared by and after recording return to:

Key Title & Escrow Services, Inc.
Mark W. Kilpatrick, Atty.
215 Jamestown Park Rd. Suite 204
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/05/08 15:03 2 pgs
Fees:13.00 Taxes:2146.00
20081105-0110254

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Dennis W. Morgan **1800 Grand Avenue** **Nashville, Tn 37212**	**New Owner**	**118-11-94.00**

****

That **Hicom Properties, Inc.** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Dennis W. Morgan**, (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 4 of Block "F" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Hicom Properties, Inc. by deed from Margo F. Todd, married, of record as Instrument No. 20030815-0117647, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2009 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

This is improved property which bears the address of: 2826 Dogwood Place, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **14th** day of **October , 2008.**

Hicom Properties, Inc. by:

Max R. Hix, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Max R. Hix,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged himself to be the **President** of **Hicom Properties, Inc.** the within named bargainor, and as such **President**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **Max R. Hix** as such **President** and attesting the same.

Witness my hand and official seal at office at Brentwood , Tennessee, on this **14th** day of **October , 2008.**

Notary Public

Commission Expires: _____

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$580,000.00**.

Sworn to and subscribed before me this **14th** day of **October , 2008**.

Affiant

Notary Public

My Commission Expires:_____

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011