Davidson County DEEDWARR
Recvd: 11/26/08 12:43 2 pgs
Fees:13.00 Taxes:1183.63
20081126-0115857

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$319,900.00** (Three Hundred Nineteen Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 31st day of October, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Elsa Morris 218 Linda Lane Madison, TN 37115	SAME AS NEW OWNER	102-12-0-075.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN S. MORRIS AND WIFE BRENDA MORRIS,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ELSA MORRIS, 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 Lot No. 254 on the Plan of Horton Heights, Section E, as shown on plat of record in Plat Book Book 2133, Page 84, in the Register's Office for Davidson County, TN , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Stephen S. Morris and wife, Brenda Morris by Deed of record in Instrument No. 20060126-0009844, Register's Office for Davidson County, TN .

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **6705 DARDEN PLACE** **NASHVILLE,TN37206**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

LTSR Number:

GTE File: 2008

WITNESS, this 31st day of October, 2008

Stephen S. Morris

Brenda Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of October, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephen S. Morris and Brenda Morris** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 31st day of October, 2008.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009