WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $104,300.00

Heather A Banks
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF NOVEMBER, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02846 MORGAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Justin L. Morgan and Natalie Ann Morgan	~~same~~ XXX USAA Federal Savings Bank	142150A04800CO
112 Bellevue Road #48	10750 McDermott Fwy	
Nashville, TN 37221	San Antonio, TX 78288	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES LUIS PADRON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JUSTIN L. MORGAN AND NATALIE ANN MORGAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 112 Bellevue Road #48, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 24th day of November, 2008.

Charles Luis Padron by Jim R Vanderpool, attorney-in-fact

Charles Luis Padron by Jim R Vanderpool, attorney-in-fact

Davidson County DEEDWARR
Recvd: 12/03/08 11:00 3 pgs
Fees:18.00 Taxes:385.91
20081203-0117290

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 24th day of November, 2008, before me personally appeared Jim R Vanderpool to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Charles Louis Padron** and acknowledged that he executed the same as the free act and deed of said **Charles Louis Padron**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 48, PLAN OF THE FIRST REVISED BELLEVUE MANOR Condominiums, as shown on plat of record in Plat Book 5200, Page 231 and as established under Master Deed of record in Book 5520, Page 203, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Charles Luis Padron, unmarried by Warranty Deed from John David Donovan and wife, Rebecca Jean Donovan, recorded on the 21st day of May, 1999 in Book 11489, Page 427, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Charles Luis Padron pursuant to a power of attorney executed by the same on the 11/11/2008, and being filed for in Instrument # 20081203-0117289, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

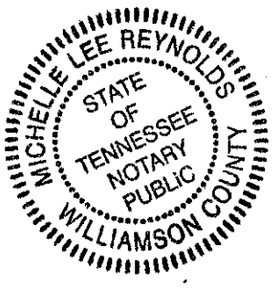
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: June 29 2011

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