THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 RETURN TO: **BOX 10-A** PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 2008 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra L. Morgan and Matthew P. Morgan	Regions Bank d/b/a Regions Mortgage	MAP 116-10
105 Clarendon Ave.	2050 Parkway Office Circle	PARCEL 12
Nashville, TN 37205	Birgmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **William P. Jones and wife, Holly Jones**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandra L. Morgan and husband, Matthew P. Morgan**

HEREINAFTER CALLED THE GRANTEES, 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 Lots Nos.4, 5 and 6 on the Plan of Johnson Bransford's Re-Subdivision of Lot Nos. 1, 2 and 3 and 44 in Belle Meade Subdivision, of record in Bok 547 page 168, Registers Office for said County, and the northerly part of Lot No. 5 on the Map of Johnson Bransford's Subdivision of part of Lot Nos. 1,2 and 44 in Deer Park, Belle Meade, of record in Book 421 page 115, Registers Office for said County, described together as follows:

Beginning on the southerly margin of Clarendon Avenue at the corner of Lot Nos. 3 and 4 on the Plan of Johnson Bransford's Re-Subdivision; thence with the southerly margin of said Avenue, westwardly 281 feet 4 inches to the corner of Lot Nos. 6 and 7; thence with the line between the two lots, southwardly 166 feet 6 inches to the southeast corner of said Lot No. 7, continuing in the same direction 55 feet, in all, 221 feet 6 inches; thence eastwardly 81 feet 4 inches to the westerly line of Lot No. 5; thence with said line, southwardly 85 feet to the southwest corner of said Lot No. 5; thence eastwardly 101 feet to the southeast corner of said Lot No. 5; thence northwardly 73 feet 11 inches; thence eastwardly 101 feet; thence northwardly 63 feet 10 inches to the corner of Lot Nos. 3 and 4, continuing in the same direction, and with the line between said two lots 138 feet, in all, 201 feet 10 inches to the beginning.

Being the same property conveyed to William P. Jones and wife, Holly Jones by deed from Philip A. G. Karpos and wife Lisa Roes Karpos of record in Instrument No. 20070926-0114881, Registers Office for Davidson County, Tennessee, dated August 31, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Davidson County DEEDWARR
Recvd: 12/31/08 15:07 2 pgs
Fees:13.00 Taxes:7400.00
20081231-0124107

This is () UNIMPROVED

(X) IMPROVED property known as **105 Clarendon Ave., Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness our hand(s) this the 31st day of December, 2008.

William P. Jones

Holly Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William P. Jones** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

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

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Holly Jones** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

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

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN