Davidson County DEEDWARR
Recvd: 02/02/09 10:11 4 pgs
Fees:23.00 Taxes:148.00
20090202-0008562

# SPECIAL WARRANTY DEED

| MAIL RECORDED DEED TO: | OWNER (SEND TAX BILLS TO): |
|---|---|
| RICHARD A. MORPHIS<br>NANCY D. MORPHIS<br>1807 River Drive<br>NASHVILLE, TN 37218 | RICHARD A. MORPHIS<br>NANCY D. MORPHIS<br>1807 River Drive<br>NASHVILLE, TN 37218 |

FOR AND IN CONSIDERATION OF THE SUM OF Forty Thousand and 00/100 Dollars ($40,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK, NATIONAL ASSOCIATION (herein, "Grantor"), whose address is 4000 Horizon Way, Irving, TX 75063, hereby sells, transfers and conveys to RICHARD A. MORPHIS and NANCY D. MORPHIS, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1706 County Hospital Road, Nashville, TN 37218, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 22 day of January, 2009.

PIN NO: 080-04-0-062.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

**GRANTOR:**

Frank L. Visocky, Assistant Vice President of LandAmerica Default Services, Inc. as Attorney in Fact for First Horizon Home Loans, a Division of First Tennessee Bank, National Association

X By: _____
Printed Name: Frank L. Visocky
Title: Assistant Vice President

STATE OF PA
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Frank L. Visocky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Assistant Vice President of LandAmerica Default Services, Inc., as Attorney in Fact for First Horizon Home Loans, a Division of First Tennessee Bank, National Association, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 2nd day of January, 2009.

[Affix Notary Seal]

Kimberly A. Maust
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-14-10

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly A. Maust, Notary Public
Coraopolis Boro, Allegheny County
My Commission Expires June 14, 2010
Member, Pennsylvania Association of Notaries

**OATH OF CONSIDERATION**

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00.

**AFFIANT**

Affiant signature Richard A. Mongle

Subscribed and sworn to under oath before me, this 26th day of January, 20 09.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/7/12

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**EXHIBIT A**

[Legal Description]

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. 14 on the Map of the Resubdivision of Lots Nos. 1 to 8, both inclusive, of Block 2 of the G.T. Sheegog Subdivision, not of record, and described as follows: Beginning at a point in the center line of County Hospital Road, formerly Asylum Road at the corner of Lots 13 and 14; thence with the line between said lots, southeasterly 250 feet, more or less, to a point; thence south 36 1/2° west 50 feet to the corner of Lots Nos. 14 and 15; thence with the line between said lots, northwesterly 250 feet, more or less, to the center line of County Hospital Road, formerly Asylum Road; thence with the center line of the same, north 36 1/2° east 50 feet to the beginning .

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Document No. 20080904-0090878, on September 4, 2008.

**PIN NO:** 080-04-0-062.00

**STREET ADDRESS:**

1706 County Hospital Road, Nashville, TN 37218

Power of Attorney of record in Instrument 20090202-0008901, said Register's Office.