STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2009.

Notary Public
MY COMMISSION EXPIRES: 1-22-2010
File No. G9-7972D

DAVIDSON COUNTY ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20090035680 DEEDWARR
Recvd: 06/01/09 09:08 2 pgs
Fees:13.00 Taxes:514.30
20090601-0049788

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bryan E. Carter, unmarried (NAME)	Franklin American Mortgage Co. (NAME)	17-106
2717 Lower Walkers Creek Road (STREET ADDRESS)	501 Corporate Centre Drive, STE 400 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **John E. Morgan, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan E. Carter, unmarried,** 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 the 10th Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Alley, Surveyor, January 13, 1965, as follows:

Beginning at a point in the center of Lower Walker's Creek Road, said point being the northeast corner of the property conveyed to J. V. Hift by deed of record in Book 3836, page 580, Register's Office for Davidson County, Tennessee; thence with the center of said Road North 37 degrees 30 minutes east 362.5 feet to the southeast corner of the property conveyed to E. F. Aydelotte by deed of record in Book 3862, page 667, said Register's Office; thence with Aydelotte's southern boundary line North 65 degrees 58 minutes West 306.5 feet to a post and south 74 degrees 15 minutes west 453 feet to a point in the easterly line of property conveyed to John Addison Parrish by deed of record in Book 3898, page 42, said Register's Office; thence with said Parrish's line South 5 degrees 35 minutes west 191 feet to a post, Hitt's northwest corner; thence with Hitt's northern boundary line South 78 degrees 32 minutes east 510 feet to the point of beginning.

BEING the same property conveyed to John E. Morgan and Joyce B. Morgan, husband and wife from Millard W. Hanner and wife, Ellen S. Hanner, by Deed dated March 3, 1967, in Book 4107, Page 661, in the Register's Office for Davidson County, Tennessee.

Joyce B. Morgan has since died, vesting sole ownership in John E. Morgan as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of John E. Morgan is signed by his/her duly appointed Attorney-in-fact Martha L. Morgan, pursuant to the Power of Attorney recorded in Book *_____, page _____, said Register's Office.
*Instrument # 200906601-0049787
This is improved property, known as 2717 Lower Walkers Creek Road, Goodlettsville, TN 37072.

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. 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.

Witness my/our hand(s) this 29th day of May, 2009.

JOHN E. MORGAN

By: X John E Morgan
Martha L. Morgan, Attorney-in-Fact
by Martha L Morgan Attorney-in-Fact

May 29, 2009
Date

STATE OF Tennessee

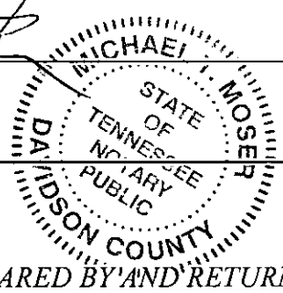
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Martha L. Morgan, Attorney-in-Fact for John E. Morgan, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of May, 2009.

My Commission Expires: 3/20/10

Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066