SIDWELL & BARRETT, P.C. **121 1st Avenue South, Suite 200** **Franklin, TN 37064**	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $115,000.00 Affiant Subscribed and sworn to before me, this 19th day of June, 2009. Notary Public My commission expires: 5-18-10 KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires MAY 18, 2010

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 East Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph C. Morris	New Owner	07206029300
1126 Leland Avenue		
Nashville, TN 37216		

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 ACKNOWLEDGE, WE,

Susan Woods

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

Joseph C. Morris, 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 DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 45 FEET OF THE EASTERLY 90 FEET OF LOTS 74, 75, AND 76 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF MAZEY AVENUE AND GALLATIN ROAD PROPERTY, AS OF RECORD IN BOOK 332, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOTS 74, 75 AND 76 FRONT 45 FEET ON THE SOUTHERLY SIDE OF LELAND AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO THE NORTHERLY LINE OF LOT NUMBER 77.

BEING THE SAME PROPERTY CONVEYED TO SUSAN WOODS BY WARRANTY DEED FROM LARRY J. BURGE, A SINGLE MAN, RECORDED ON THE 23RD DAY OF NOVEMBER, 2005 IN INSTRUMENT NO. 20051123-0141434, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20090042151 DEEDWARR
Recvd: 06/24/09 11:37 2 pgs
Fees:13.00 Taxes:425.50
20090624-0058735

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2009 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 1126 Leland Avenue, Nashville, TN 37216.

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 in 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 my/our hand(s) this 19th day of June, 2009.

Susan Woods

Susan Woods

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Susan Woods , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2009.

Notary Public

My Commission Expires: 9-19-2011

