BILL GARRETT, Davidson County
Trans:T20090045353 DEEDWARR
Recvd: 07/07/09 09:09 2 pgs
Fees:13.00 Taxes:497.65
20090707-0063103

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
471 Humphreys Street
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah J. Arnaud, unmarried** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Janice Morris and Kimberly Louise Morris as Tenants in Common** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

BEING Lot No. 96, on the Map of Houston & Humphreys Addition, of record in Book 36, page 117, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Deborah J. Arnaud, unmarried, by Warranty Deed from Linda D. Finchum, unmarried dated 02/15/94, and recorded 02/18/94 in Book 9252, page 992, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 30th day of June, 2009.

Deborah J. Arnaud

Deborah J. Arnaud

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Deborah J. Arnaud** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2009.

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$134,500.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of June, 2009.

Notary Public

My Commission Expires:

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012

Map and Parcel: 105-03-0-137.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Janice Morris and Kimberly Louise Morris
476 Humphreys St.
Nashville, TN 37203

Churchill Mortgage Corp.
761 Old Hickory Blvd.
Suite 400
Brentwood, TN. 37027