BILL GARRETT, Davidson County
Trans:T20090048490 DEEDWARR
Recvd: 07/17/09 15:14 2 pgs
Fees:13.00 Taxes:333.00
20090717-0067376

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Benny J. Morrow
502 Nichol Road
Nashville, TN 37209

SEND TAX BILL TO:
WR Starkey Mortgage, LLP
5055 W. Park Blvd. Ste 300
Plano, TX 75093

Tax ID 091-10-0-226.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Clayton Jeffords,** has this day bargained and sold, and does hereby transfer and convey unto **Benny J. Morrow, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 112 feet of the westerly 150 feet of Block "E" on the map of Holman Heights, Vernon and Lovell's Subdivision of Blocks 13, 14, 15, 16 and 17 of the B.F. Cockrill Farm, as of record in Book 332, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of Block E fronts 50 feet on the easterly side of Nichol Street or Avenue and runs back between parallel lines, from the center of said street 150 feet to a dead line.

Being the same property conveyed to Clayton Jeffords by Deed of record in Instrument No. 20070719-0085766, recorded 7/19/2007, Register's Office for Davidson County, TN.

This is improved property known as **502 Nichol Road Nashville, TN 37209.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2009 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 332, page 7, and encumbrances as may be

shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of July, 2009

Clayton Jeffords

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Clayton Jeffords,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of July, 2009.

NOTARY PUBLIC

My Commission Expires: January 12, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of July, 2009.

NOTARY PUBLIC

My Commission Expires: January 12, 2010