BOX 30-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2191RD

NEW OWNERS:
Rachel L. Silbereis
Sebastian Silbereis
1203 STRATTON AVE
NASHVILLE TN 37206

Property Address: 1203 Stratton Avenue, Nashville, TN 37206

Tax Bills to:
Bank of America, N.A.
P.O. Box 535318
Atlanta, GA 30353-5318

MAP 083-05
PARCEL 291

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael S. Morton**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Rachel L. Silbereis and Sebastian Silbereis, wife and husband,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee being Lot no 3 on the Plan of F.O. Beasley's Addition to East Nashville of record in Book 57, page 85, Register's Office for said county to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael S. Morton by Warranty Deed from Reginald Edwards and wife Debra Edwards of record in Instrument # 20070222-0022149, dated February 16, 2007 and filed for record February 22, 2007, said Register's office.

This improved property is also known as 1203 Stratton Ave. Nashville, TN 37206

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $186,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 24TH day of July, 2009.

BILL GARRETT, Davidson County
Trans:T20090052791 DEEDWARR
Recvd: 08/04/09 13:45 2 pgs
Fees:13.00 Taxes:688.20
20090804-0072993

X _____ {Seal}
Michael S. Morton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of July, 2009, before me the undersigned officer, personally appeared Michael S. Morton, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER ALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 1-23-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $186,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Terri Atwell

Subscribed and sworn to before me this 24 day of July, 2009.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public
My Commission expires: May 8, 2012