THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09071918**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $316,000.00. Affiant Subscribed and sworn to before me, this 10th day of August, 2009. Notary Public My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Daniel J. Morgan and Torrey S. Morgan 2609 Barton Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10411023100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Stephanides, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel J. Morgan and Torrey S. Morgan, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 67, BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, as shown on plat of record in Plat Book 721, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Michael Stephanides, married by Warranty Deed from David Hartmann, unmarried, and Molly Cripps, unmarried, recorded on the 20th day of October, 2008 in Instrument No. 20081020-0105326, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2609 Barton Avenue Nashville TN 37212.

This property was used for investment purposes only and has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2009.

Michael Stephanides by Will Chapman, Attorney in Fact

Michael Stephanides by Will Chapman, his attorney-in-fact

BILL GARRETT, Davidson County
Trans: T20090055183 DEEDWARR
Recvd: 08/12/09 15:39 2 pgs
Fees: 13.00 Taxes: 1169.20

20090812-0076076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Chapman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Michael Stephanides,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of August, 2009.

Kate Rosenthal
Notary Public

My Commission Expires: 11/22/10

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County