WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans: T20090060647 DEEDWARR Recvd: 09/03/09 09:08 2 pgs Fees: 13.00 Taxes: 1665.00 20090903-0082850	The actual consideration or value, whichever is greater, for this transfer is **$450,000.00** Dennis W. Morgan Affiant Subscribed and sworn to before me, this the 1st day of September, 2009. Notary Public My commission expires: 2/24/13 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dennis W. Morgan	**New Owner**	**Map 118-11, Parcel 100**
2827 Erica Place		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ronald J. Seal and Carolyn M. Seal, husband and wife

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

Dennis W. Morgan, a married man

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 Lot No. 17 of Block "F", on the Plan of Berry Hill Gardens, of record in Plat Book 1130, page 334, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Together with easement for loading dock area and joint driveway of record in Instrument No. 20010514-0049454, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald J. Seal and wife, Carolyn M. Seal, by Deed from Walter W. Ragsdale and wife, Annie P. Ragsdale, of record in Book 5026, Page 332, dated May 17, 1976, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (_X__) Unimproved (____) property, known as **2827 Erica Place, Nashville, TN 37204**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 **1st** day of **September, 2009.**

Ronald J. Seal

Ronald J. Seal

Carolyn M. Seal

Carolyn M. Seal

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **September, 2009.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.