THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N15503

BILL GARRETT, Davidson County
Trans:T20090069671 DEEDWARR
Recvd: 10/13/09 10:56 2 pgs
Fees:13.00 Taxes:444.00
20091013-0094891

Property Address:
714 27th Avenue North, Nashville, TN 37208 ---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, **Tyrone Morton**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Donna D. Hill**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 11 in the Plan of J.W. Turner's Subdivision of Lot 21, Boyd McNairy's Plan of lots, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the easterly side of Lena Street or Avenue and extends back eastwardly between parallel lines 184 feet more or less to an alley.

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

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Sara S. Robin, a widow, dated October 24, 2000, and recorded October 25, 2000, in the Register's Office for Davidson County, Tennessee, Instrument Number 20001025-0105811.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's 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 [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 2nd day of October, 2009.

Tyrone Morton by KVM AIF {Seal}
Tyrone Morton by Keevin Morgan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

On this the 2nd day of October, 2009, before me personally appeared Keevin Morgan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tyrone Morton as his/her attorney-in-fact and acknowledged that he/she executed the same as the free act and deed of said .

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 2nd day of October, 2009

Terry R. Slater
NOTARY PUBLIC
My Commission Expires: 8/20/2013

TERRY R. SLATER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dawn R. Angast
Affiant

Sworn to and subscribed before me this the 5th of October, 2009.

Terry R. Slater
Notary Public

My Commission expires: 8/20/2013

TERRY R. SLATER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Name of Owner and Property Address:
Donna D. Hill
714 27th Avenue N

Nashville, TN 37208

Phone: 615-977-1960

Person Or Entity Responsible For Payment Of Taxes:
New South Federal Savings Bank
210 Automation Way
MSN 49739
Birmingham, AL 35210

Tax Parcel ID#: 092-06-O-567.00