# WARRANTY DEED

B-WPI-09-6167

LORA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Severin Anderson | Severin Anderson | |
| 6167 Old Hickory Blvd. (ADDRESS) | (NAME) 6167 Old Hickory Blvd. (ADDRESS) | |
| Whites Creek TN 37189 (CITY) (STATE) (ZIP) | Whites Creek TN 37189 (CITY) (STATE) (ZIP) | 03800008000 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLS NAPIER MORGAN, III AND LORI MOORE MORGAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SEVERIN ANDERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY BRUCE RAINEY AND ASSOCIATES, DATED 1/8/87, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY BOUNDARY OF OLD HICKORY BLVD. AT THE SOUTHEAST CORNER OF THE HENRY P. HAMBLEN PROPERTY (BOOK 5143, PAGE 146); THENCE FOLLOWING OLD HICKORY BLVD. IN A SOUTHWESTERLY DIRECTION AROUND A CURVE 350 FEET TO A POINT; THENCE NORTH 49 DEG. 59' 20" WEST 300 FEET TO A POINT; THENCE, NORTH 31 DEG. 9' 3" EAST 255.15 FEET TO A POINT; THENCE SOUTH 67 DEG. 55' EAST 299.65 FEET TO THE POINT OF BEGINNING, CONTAINING 2.12 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLS NAPIER MORGAN, III AND WIFE, LORI MOORE MORGAN BY DEED FROM LARRY J. HARBIN AND WIFE, SUSAN L. HARBIN OF RECORD IN INSTRUMENT 200301060002031 ON 01/03/2003 AND FILED FOR RECORD ON 01/06/2003, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

unimproved ( )
This is improved ( X ) property, known as 6167 OLD HICKORY BLVD, WHITES CREEK, Tennessee 37189-9156
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of December, 2009.

Wills Napier Morgan, III

Lori Moore Morgan

BILL GARRETT, Davidson County
Trans:T20100001241 DEEDWARR
Recvd: 01/07/10 10:20 2 pgs
Fees:13.00 Taxes:481.00
20100107-0001457

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Morgan Willis Napier III and Lori Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of December, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)




**RETURN TO:**
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903