BILL GARRETT, Davidson County
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Fees:12.00 Taxes:0.00
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THIS INSTRUMENT PREPARED BY COSTNER & GREENE, ATTORNEYS, 315 HIGH STREET, MARYVILLE, TENNESSEE 37804 BY: STEVEN J. GREENE C&G-7883
CLT #148-07-0188.00 Dp/

WARRANTY DEED

THIS INDENTURE, made this 30th day of APRIL, 2010, A.D., between

AUSTIN MORGAN and wife, JUDITH A. MORGAN, of Blount County, Tennessee, SOLE HEIRS AT LAW OF RODNEY W. MORGAN, First Party

and

AUSTIN MORGAN and wife, JUDITH A. MORGAN, of Blount County, Tennessee, Second Party

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable considerations, to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, and for the purpose of vesting title to the property herein described in AUSTIN MORGAN and wife, JUDITH A. MORGAN, as tenants by the entirety pursuant to and in accordance with the provisions of Tennessee Annotated 66-1-109, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

SITUATED in Davidson County, Tennessee and being all of Lot No. 30A on the Plan of Zone Lots Nos. 18, 21 through 30, Bakertown Gardens, Section Four, of record in Book 6250, Page 462, amended in Book 6250, Page 747 in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 30A fronts 47.5 feet on the easterly margin of Bakertown Road and extends back 155.96 feet on the northerly line and 169.59 feet on the southerly line to a line in the rear, measuring 28.06 feet thereon.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE.

THIS CONVEYANCE is made subject to applicable restrictions, easements, conditions, etc. of record in the Register's Office for Davidson County, Tennessee, and including but not limited to Book 6250, Page 462, amended in Book 6250, Page 747 and Book 6250, Page 113 in said Register's Office.

FOR SOURCE OF TITLE see deed of record in Book 9496, Page 940 in the Register's Office for Davidson County, Tennessee.

BY EXECUTION of this instrument, Grantor herein makes oath that Rodney W. Morgan died intestate on or about September 21, 2009 and was unmarried at the time of his death and having never had any children, leaving as his sole heirs at law, his father Austin Morgan and his mother, Judith A. Morgan.

OWNERS AND TAXPAYERS: MR. & MRS. AUSTIN MORGAN
134 FOWLER DR.
MARYVILLE, TN 37803

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY GRANTOR. PREPARER MAKES NO REPRESENTATION AS TO THE TITLE, USE, OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THIS INSTRUMENT.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day year first above written.

Austin Morgan
AUSTIN MORGAN

Judith A Morgan
JUDITH A. MORGAN

STATE OF TENNESSEE
COUNTY OF BLOUNT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AUSTIN MORGAN and wife, JUDITH A. MORGAN,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of April, 2010.

Darlene Percell
Notary Public

DARLENE PERCELL NOTARY PUBLIC AT LARGE BLOUNT COUNTY, TN MY COMMISSION EXPIRES

My Commission expires: 12-1-12

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Affiant: Austin Morg

Subscribed and sworn to before me this 30th day of April, 2010.

Darlene Percell
Notary Public

DARLENE PERCELL NOTARY PUBLIC AT LARGE BLOUNT COUNTY, TN MY COMMISSION EXPIRES

My Commission expires: 12-1-12