This Instrument
Prepared By:
Norman D. Rollins, Esq.
1211 Sixteenth Avenue South
Nashville, TN 37212

WARRANTY DEED

This Deed, executed as of the 23 day of August, 2010, at Nashville, Davidson County, Tennessee, by Grantors, James A. Hall and wife, Marie Ruby Hall, to Grantee, Judith Morgan, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and does hereby transfer and convey unto the Grantee, to have and to hold to herself, and to her assigns and successors forever, certain real estate situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 104 of Bridle Downs Subdivision as shown on the Plan of Bridle Downs, formerly known as Forest Acres, Section Three, Phase One, as of record in Book 6900, page 701, as corrected in surveyor's certificate of correction of record in Book 8169, page 240, Register's Office for Davidson county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Hall and wife, Marie Ruby Hall by deed of record in Book 10412, page 269 in the Office of the Register of Deeds for Davidson County, Tennessee.

This is improved property known as 5897 Nolensville Pike, Nashville, TN.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such real estate, and that it is encumbered, except for (a) current taxes which are to be paid by the Grantor; (b) is subject to all easements, setback lines and any matters of record; (c) mortgage encumbrance upon the property ; and, (d) subject to all other matters of record; (2) will forever warrant and defend the title unto Grantee and to her successors and assigns against all lawful claims and (3) will give possession of said property with Deed.

In Witness Whereof, Grantors have executed this Deed as of the date and at the place first above written.

James A. Hall

James A. Hall

Marie Ruby Hall

Marie Ruby Hall

BILL GARRETT, Davidson County
Trans:T20100052277 DEEDWARR
Recvd: 08/23/10 14:23 2 pgs
Fees:13.00 Taxes:471.75
20100823-0066560

PICK-UP

State of Tennessee)
County of Davidson)

Before me, Nancy Bowen, of the state and county aforesaid, personally appeared **James A. Hall and Marie Ruby Hall** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within-named bargainors and they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 23rd day of August, 2010.

Nancy Bowen
Notary Public

NANCY BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:
October 23, 2012

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Parcel ID #**
Judith Morgan 636 Applejack Ct. Antioch TN 37013	Judith Morgan 636 Applejack Ct. Antioch TN 37013	172080B10400

State of Tennessee
County of Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $127,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Judith Morgan
Affiant

Sworn to and subscribed before me this 23rd day of August, 2010.

Nancy Bowen
Notary Public

NANCY BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:
October 23, 2012