BILL GARRETT, Davidson County
Trans:T20100054601 DEEDWARR
Recvd: 09/01/10 09:33 2 pgs
Fees:13.00 Taxes:1624.30
20100901-0069369

WARRANTY DEED

G-VRE-10-0112

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/26/10

(AFFIX SEAL)

Kate Rosenthal
State of Tennessee Notary Public
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Derrick Morgan	Derrick Morgan	
112 Fern Avenue (ADDRESS)	(NAME) 112 Fern Avenue (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	071-14-0-078.00

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 ROSS D. STONE AND MATTHEW F. STRADER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DERRICK MORGAN , UNMARRIED, 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, BEING LOT 8, W.G. BUSH'S TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 24, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ROSS D. STONE TO ROSS D. STONE AND MATTHEW F. STRADER, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AS RECORDED ON THE 16TH DAY OF JULY, 2008 IN INSTRUMENT NO. 20080716-0072992; QUITCLAIM DEED FROM MATTHEW STRADER, UNMARRIED TO ROSS D. STONE AS RECORDED ON THE 8TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070108-0002837 RE-RECORDED IN INSTRUMENT NO. 20070208-0016608 AND PART OF WARRANTY DEED FROM STEPHEN E. RAY AND STEVE E. RAY ARE ONE AND THE SAME PERSON, UNMARRIED TO MATTHEW STRADER AS RECORDED ON THE 28TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051028-0130662 RE-RECORDED IN INSTRUMENT NO. 20070208-0016609, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 421, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 112 Fern Avenue, Nashville, Tennessee 37207
(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 30th day of August, 2010.

Ross D. Stone

Matthew F. Strader

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ross D. Stone and Matthew F. Strader, 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 30th day of August, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903