THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 202** **Brentwood, TN 37027** **CRT File No. 10091247**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $64,900.00. Affiant Subscribed and sworn to before me, this . Notary Public My Commission Expires: 9.17.2011

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100064710 DEEDWARR
Recvd: 10/13/10 08:59 2 pgs
Fees:13.00 Taxes:240.13
20101013-0081896

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Morgan Ford-Luther 427 Edwin Street Nashville TN 37207	Greentree Mtg. 10000 Lincoln Dr. W, Ste 5 Marlton, NJ 08053	Tax Parcel ID No. 071-08-297-00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Krista Jameson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Morgan Ford-Luther, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Map of Joywood, as of record in Book 974, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Krista Jameson, married by deed from Estate of Annie Lee Hamlin Brown of record in Instrument 200911090103707, Register's Office for Davidson County, Tennessee, dated November 4, 2009. And being the same property conveyed to Annie Lee Brown, unmarried by deed from Gregory T. Jones, unmarried of record in Book 10169, page 460, Register's Offcie for Davidson County, Tennessee, dated August 23, 1996. The said Annie Lee Brown having since died.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

All matters shown on the Plan of record in Book 974, page 45, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1066, page 101, and Book 1086, page 208, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 427 Edwin Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~30th~~ 7th day of ~~September~~ October, 2010 JA.

Krista Jameson

Zachary Jameson*

*Zachary Jameson, Husband of Krista Jameson, joins in this conveyance to convey any and all interest in said property.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Krista Jameson and Zachary Jameson with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood office, this ~~30th~~ 7th day of ~~September~~ October, 2010 JA.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY