Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Melissa Tidwell,** a single person, FIRST PARTY, which expression shall include heirs, assigns, and personal representatives, and **Heather L. Morgan and Lynette S. Morgan,** as Joint Tenants with Rights of Survivorship, SECOND PARTY, which expression shall include heirs, assigns, and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 80 on the Plan of Waverly Place, as shown on plat of record in Plat Book 57, Page 95, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 80 fronts 50 feet on the Northerly side of Douglas Avenue and runs back parallel lines with the Westerly line of Lot No. 79 on said plan 253.5 feet, more or less, to an alley.

Being the same property and legal description conveyed to Melissa Tidwell by deed dated March 30, 2005 of record in Instrument #: 20050407-0038513, Register's Office of Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument #: 20081219-0121504

Map & Parcel: 105-13-0-272.00

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that she is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

BILL GARRETT, Davidson County
Trans:T20100070702 DEEDWARR
Recvd: 11/08/10 10:37 2 pgs
Fees:13.00 Taxes:684.50
20101108-0089334

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 22nd day of October, 2010.

X _____
Melissa Tidwell

STATE OF ~~TENNESSEE~~ GEORGIA

COUNTY OF ~~MAURY~~ DEKALB

Personally appeared before me, the undersigned, Melissa Tidwell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of October, 2010.

My commission expires: _____

_____
Notary Public

LORI M. SUMMAY NOTARY PUBLIC DEKALB COUNTY GEORGIA MY COMMISSION EXPIRES SEPTEMBER 13, 2012

STATE OF ~~TENNESSEE~~ – COUNTY OF ~~MAURY~~ Davidson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $185,000.00.

_____
Affiant

Subscribed and sworn to before me, this 22nd day of October, 2010.

My commission expires: 7·03·2012

_____
Notary Public

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NEW PROPERTY OWNERS:
Heather L. Morgan and
Lynette S. Morgan
926 Douglas Avenue
Nashville, Tennessee 37284
G:\Leslie\Deeds\2010\9.28.10 Tidwell to Morgan.doc

PERSON(S) RESPONSIBLE FOR TAXES:
Pinnacle Financial
150 3rd Ave. So. Ste 900
Nashville TN 37201