BOX 10-A

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:** BOX 10-A<br>~~First Title & Escrow Co., Inc.~~<br>~~FTEC File No. 29919-01-2011~~<br>~~File Box 9B~~ | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.<br>Affiant<br>Subscribed and sworn to before me this 1st day of February, 2011.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

# WARRANTY DEED

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| **Address New Owner:**<br>Clifton T. Morris, Jr.<br>721 Darden Place<br>Nashville, TN 37205 | **Send Tax Bills To;**<br>Franklin American Mortgage<br>501 Corporate Centre Dr. #400<br>Franklin, TN 37067 | **Tax Information:**<br>Map and Parcel No.:<br>115 040 07300 |

**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, **Shelley Long Cammack and William Franklin Long, Jr., devisees under the will of Betty Witt Long, deceased, and Shelley Long Cammack and William Franklin Long, Jr., Co-Executors of the Estate of Betty Witt Long (being one and the same as Betty W. Long),** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Clifton T. Morris, Jr. and wife, Eleanor Z. Morris** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 721 Darden Place, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 1st day of February, 2011.

Shelley Long Cammack, Devisee

Shelley Long Cammack, Co-Executor

William Franklin Long, Jr., Devisee

William Franklin Long, Jr., Co-Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Shelley Long Cammack and William Franklin Long, Jr., as Devisees and Co-Executors,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110006823 DEEDWARR
Recvd: 02/02/11 14:04 2 pgs
Fees:13.00 Taxes:1665.00
20110202-0009405

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Hillwood Estates, Section Nine, Part One, of record in Plat Book 2331, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William F. Long and wife, Betty W. Long, by deed dated July 1, 1968, from Ludwick M. Clymer and wife, Dale W. Clymer, of record in Book 4247, page 871, Register's Office for Davidson County, Tennessee. William F. Long predeceased Betty W. Long, who died on October 12, 2010. By will of Betty Witt Long (one and the same person as Betty W. Long), Docket No. 10P1717, Davidson County Probate Court Clerk's Office, subject property was devised to Shelley Long Cammack and William Franklin Long, Jr.

This conveyance is made subject to:

1. Taxes for the year 2011, a lien, but not yet due and payable, which have been prorated between the parties.
2. All matters appearing on the Plan of record as Book 2331, page 27, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6077, page 491, Register's Office for Davidson County, Tennessee.
4. Provisions set out in the deed of record in Book 2639, page 271, Register's Office for Davidson County, Tennessee.