****THIS INSTRUMENT PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY.****

This Instrument Prepared By & Return To:
Foundation Title And Escrow, LLC
30 Burton Hills Blvd., Ste. 175
Nashville, TN 37215

STATE OF Tennessee
County of Davidson
The actual consideration for this transfer is $0.00.
Affiant
Subscribed and sworn to before me, this 30 day of September, 2011.
Notary Public
My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

QUITCLAIM DEED

NEW OWNER:
Joshua P. Morgan
Jonathan P. Morgan
4837 Goodwin Road
Antioch, TN 37013

SEND TAX BILLS TO:
same

MAP/PARCEL
14816006400

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Lawrence J. Morgan and Betty S. Morgan, husband and wife, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Joshua P. Morgan, 50% undivided interest and Jonathan P. Morgan, 50% undivided interest, GRANTEE, all right, title and interest in the said property listed below:

Beginning at the northeast corner of the property conveyed to Cora Lee Bowling Morgan by deed from Joseph P. West, Clerk and Master of record I Book 981, page 496, Register's Office for said County, W.W. Goodwin's northwesterly line; thence with Goodwin's northwesterly line North 47 deg. East 189 feet to the southwesterly right-of-way line of the N.O. and St. L. Railroad; thence with said right-of-way line North 39 deg. West 120 feet to J.T. Barrett's southeast corner; thence with Barrett's southeasterly line of south 49 ½ deg. West 189 feet to Morgan's northwest corner; thence with Morgan's northeasterly line south 46 deg 120 feet to the beginning, containing one-half, more or less..

Being the same property conveyed to Lawrence J. Morgan and Betty S. Morgan by Warranty Deed from Stephen I. Belcher, unmarried dated April 13, 2006 and recorded in Instrument no. 20060413-0042761, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110062270 DEEDQC
Recvd: 10/06/11 09:29 2 pgs
Fees:12.00 Taxes:0.00
20111006-0077599

The property is subject to the following:

- Taxes and assessments for the year 2011 and subsequent , plus any penalties and interest which may accrue for Map & parcel 148-16-0-064.00
- Together with an easement for CSX Transportation of record in Book 7675, page 280, Register's Office for Davidson County, Tennessee.
- Joint Maintenance agreement of record in Book 7675, page 688, Register's Office for Davidson County, Tennessee.

This is improved property located at 4837 Goodwin Road, Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 30 day of September, 2011.

Lawrence J. Morgan
LAWRENCE J. MORGAN

Betty S. Morgan
BETTY S. MORGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lawrence J. Morgan and Betty S. Morgan, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of September, 2011.

Notary Public
My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON