BILL GARRETT, Davidson County
Trans:T20120043898 DEEDWARR
Recvd: 06/14/12 10:21 2 pgs
Fees:13.00 Taxes:532.80
20120614-0052076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 144,000.00

Affiant

Subscribed and sworn to before me, this 12th day of June, 2012.

Notary Public

My commission expires

PAMELA B. MATHENEY STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
STEVEN T MORRIS	**SWBC Mortgage Corporation**	**08315007800**
2811 HUNTLEIGH DRIVE	**9311 San Pedro Ave., Suite 100**	
NASHVILLE, TN 37206	**San Antonio. TX 78216**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

RONALD ZISKA and RUTH ZISKA, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEVEN T MORRIS unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 34 the plan of Fortland Park, Section I, Addition I, as on record in Book 2854, page 68, Register's Office for Said County. Said Lot No. 34 begins at a point in the
easterly margin of Riverside Drive, being the northwesterly corner of Lot No. 33 and the southwesterly corner of Lot No. 34; thence north 15 degrees 41' west 85.3 feet to a point, the beginning of a curve; thence around a curve having a radius of 25 feet, 39.27 to a point in the southerly margin of Huntleigh Drive,; thence continuing east along the southerly margin of Huntleigh Drive, 100 feet to a point, being the common corner of lots Nos. 34 and 100; thence southerly along the line between the said two lots 110.22 feet to a concrete monument, being the common corner of Lots Nos. 33, 34 and 100; thence westerly along the line between Lots 33 and 34, 125.0 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO RONALD ZISKA AND RUTH ZISKA BY WARRANTY DEED FROM EMILY T SELIG DATED 07/30/10 AND RECORDED ON 08/03/10 IN INSTRUMENT NO. 20100803-0060931, SAID REGISTER'S OFFICE FOR SAID COUNTY.

This is improved (__X__) unimproved (____) property known as 2811 HUNTLEIGH DRIVE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 12th day of June, 2012.

RONALD ZISKA

RUTH ZISKA

STATE OF Cobb
COUNTY OF Georgia

Personally appeared before me, a Notary Public of said County and State, RONALD ZISKA and RUTH ZISKA, the within named Grantors, 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, at office, this 12th day of June, 2012.

Notary Public

My Commission Expires: April 30, 2016

D. BRENT TAUNTON
COM. EXP.
NOTARY
PUBLIC
COBB COUNTY, GEORGIA