THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 482,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF OCTOBER, 2012. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAGGONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Morello	Marie Smith; Rental Properties ~~OWNER~~ Lipscomb University	MAP 117-16
495 Brentlawn Drive	One University Park Drive	PARCEL 177
Nashville, TN 37220	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Ray Pruett,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael D. Morello,** 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 Davidson County, Tennessee, being Lot number 38 and the East 15 feet of lot number 37 on the Plan of S. F. and C. D. Morrow Subdivision of Certain Lots in Nathan McNairy's Subdivision, as of record in Book 332, page 86, Register's Office for Davidson County, Tennessee.

Said Lot number 38 and part of Lot number 37 front together 65 feet on the North side of Morrow Street (or Avenue) and run back between parallel lines 163.5 feet to an alley.

Being the same property conveyed to Ray Pruett by deed recorded as Instrument 20060721-0088205, said Register's Office. This property is not a marital residence and as such is not subject to any homestead, dower, or other marital residence as contemplated by statute.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1112 Morrow Avenue, Nashville, TN 37204.**

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 is 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 hand this the 19th day of October, 2012.

Ray Pruett

BILL GARRETT, Davidson County
Trans:T20120079971 DEEDWARR
Recvd: 10/22/12 11:49 2 pgs
Fees:13.00 Taxes:1783.40

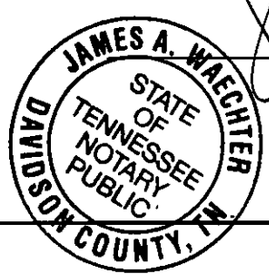
20121022-0096504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ray Pruett** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of October, 2012.

My Commission expires: 1-9-16



Notary Public