File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130048973 DEEDWARR
Recvd: 06/11/13 14:55 2 pgs
Fees:13.00 Taxes:351.50
20130611-0059473

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52594
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ronald E. Morris Andrea C. Morris 109 Randy Road Madison, Tennessee 37115	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 43-15-52.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$95,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Richard C. Becker, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Ronald E. Morris and wife, Andrea C. Morris hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Rainbow Terrace, Section V, of record in Book 2133, Page 72, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard C. Becker by deed from Boyce Barry Howell, Jr. and wife, Kathy M. Howell, dated May 31, 1991, recorded June 4, 1991 in Book 8366, Page 346, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 72, said Register's Office, which Plan shows a 40 foot minimum building setback line from Randy Road and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 109 Randy Road, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of June, 2013.

Richard C. Becker

State of TENNESSEE

County of DAVIDSON

On this 10th day of June, 2013 , before me the undersigned authority, personally appeared Richard C. Becker , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Sworn and subscribed before me this the 10th day of June, 2013

My Commission Expires: _____ Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017