Name & Address of New Property
Property Owner & Send Tax Notice to:

Mr. & Mrs. Thomas H. Morgan
P. O. Box 625
White Bluff, TN 37187

Map & Parcel: 084-16-0-029

BILL GARRETT, Davidson County
Trans:T20130056034 DEEDWARR
Recvd: 07/02/13 08:57 3 pgs
Fees:18.00 Taxes:462.50
20130702-0068020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *ONE HUNDRED TWENTY-FIVE THOUSAND and No/100 Dollars ($125,000.00)* cash in hand paid, the receipt which is hereby acknowledged, I, **WILLIAM L. JAMES** have bargained and sold and by these presents do transfer and convey unto **THOMAS H. MORGAN** and wife, **ELIZABETH S. MORGAN,** their heirs and assigns, the following described tract or parcel of land located in the Third (3rd) Civil District of Smith County, Tennessee, being bounded and described as follows:

A small tract of land in the 3rd Civil District of Davidson County, Tennessee, being a part of a tract of 10 acres conveyed to John M. Hurt and wife, by deed from W.B. Sneed, Trustee, as of record in Book 519, Page 421, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center line of McGavock Pike, at the northwest corner of the tract conveyed to Roy Verble and wife, by deed of record in Book 721, Page 283, said Register's Office said point being 130 feet North of a point in the center of said road that is West of and opposite the northwest corner of Lot Number 2 on the Map of Hargis Heights Subdivision, as of record in Plat Book 974, Page 82, Register's Office, thence with the center line of said pike, North 5 degrees East 101 feet to the southwest corner of the George F. Moffat Tract; thence with Moffat's South line, South 85 degrees East 689 feet more or less to a point in the line of the land conveyed to Gertrude A. Carter, by deed of record in Book 1339, Page 83, said Register's Office; thence with Carter's line, South 5 degrees West 100 feet more or less to the northeast corner of the Verble land above mentioned; thence with their North line, North 85 degrees West 689 feet, more or less, to the point of **BEGINNING.**

This instrument prepared by:
BASS AND BASS, ATTORNEYS
Carthage, Tennessee

BEING the same property vested in William L. James by special warranty deed from Federal National Mortgage Association a/k/a Fannie Mae, of record in Instrument No. 20100420-0029867, Register's Office for Davidson County, Tennessee.

Property known as 109 McGavock Pike, Nashville, TN 37214.

Possession: Date of deed;
2013 taxes prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **THOMAS H. MORGAN** and wife, **ELIZABETH S. MORGAN,** their heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered.

I **FURTHER COVENANT** and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **THOMAS H. MORGAN** and wife, **ELIZABETH S. MORGAN,** their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this the 28 day of June, 2013.

William L. James
WILLIAM L. JAMES

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **WILLIAM L. JAMES,** the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, this the 28 day of June, 2013.

James David Bass
NOTARY PUBLIC

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My commission expires: 11/16/15

A F F I D A V I T

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

William L. James
Affiant

Subscribed and sworn to before me this 28 day of June, 2013.

Notary Public

My Commission Expires: 11/16/15
WDBRWLJames-Morgan

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

This instrument prepared by:
BASS AND BASS, ATTORNEYS
Carthage, Tennessee