WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

John I. Harris
Schulman, LeRoy & Bennett PC
501 Union Street, 7th Floor
PO Box 190676
Nashville, Tennessee 37219

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater for this transfer is $ 200,000.00.

Affiant Les Graham

Subscribed and sworn to before me on June 30, 2014

Notary Public My Commission Expires: 2/20/18

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Douglas Baird Morgan 1080 E. Trinity Lane Nashville, TN 37216	Same	Map: 72-6 Parcel: 229

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **LES GRAHAM** hereinafter "Grantor", has bargained and sold, and by these presents does transfer and convey unto **DOUGLAS BAIRD MORGAN** hereinafter "Grantee", all of their interest in that tract or parcel of land in **Davidson County**, Tennessee, described as follows the following real property:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Dr. E.T. Brown's Subdivision of the J. B. King land, as of record in Book 332 at Page 69, Register's Office of said county.
>
> Said Lot No. 9 fronts 88 1/2 feet on the Southerly side of Trinity Lane as widened and runs back 351 feet on the Easterly line with the Westerly margin of an alley and 334 feet on the Westerly line to a point in the rear, being triangular in shape.
>
> Being the same property conveyed to Les Graham, by Special Warranty Deed dated 09/04/1996 and filed for record on 09/06/1996 in Book 10182, page 392, said Register's Office. Said property is commonly known as 1080 East Trinity Lane, Nashville, Tennessee.

Said legal description being taken from the prior deed of conveyance. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever; and the Grantor does covenant that it is lawfully seized and possessed of said land in fee simple, has a right to convey it, and the same is unencumbered with the exception of accrued property taxes for the year of conveyance, otherwise herein set out; and Grantor does further covenant and bind itself to warrant and forever defend the title to said land to the Grantee, or its 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 our hands this 30th day of June, 2014.

Les Graham

BILL GARRETT, Davidson County
Trans:T20140049620 DEEDWARR
Recvd: 07/11/14 11:27 1 pgs
Fees:13.00 Taxes:740.00
20140711-0061248

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **Les Graham**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on June 30, 2014.

Notary Public
My Commission Expires: 2/20/18

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY