OFFICIAL RECEIPT

This deed prepared by: ( CEH) Randolph H. Schneider, Attorney at Law, P.O. Box 724386
Atlanta, Georgia 30339

file 4

**SAFECO TITLE INSURANCE COMPANY**

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# WARRANTY DEED

AE #6857
FILE NO. ERM #0106AD-80-12259

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the NINETH day of JANUARY, 1984, between BURRELL H. MORRELL, unmarried

of the County of FULTON, and State of GEORGIA as party or parties of the first part, hereinafter called Grantor, and

HAMPTON PROPERTIES, a partnership of Robert E. Russell and Milton R. Grief

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

LAND in Davidson County, Tennessee, being Lot No. 349 on the plan of Section I, Monte Carlo Estates, of record in Book 4675, page 68, Register's Office for said County.

SAID Lot No. 349 fronts 80.0 feet on the southwesterly margin of Cedarview Drive, which is a slight curve, and extends back 160.00 feet on the northwesterly line and 130.00 feet on the southeasterly line to a broken line in the rear, measuring 119.87 feet thereon.

This conveyance is made subject to restrictive covenants and easements of record. (Recorded in Book 4781, page 858, Register's Office for Davidson County, Tennessee)

BEING the same property conveyed to Burrell H. Morrell, unmarried, by deed from Rebecca R. Jones, unmarried, of record in Book 5465, page 125, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Engel Mortgage Company, Inc., of record in Book 5465, page 128, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

IDENTIF. REFERENCE
FEB 2 10 40 AM '84
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

529 02/02 170.82- CHECK

| Address of Grantee | Mail Tax Notice to | Map Parcel No. |
|---|---|---|
| HAMPTON PROPERTIES<br>6118 Paddock Place<br>Brentwood, Tennessee 37027 | ENGEL MORTGAGE CO., INC.<br>17 North 20th Street<br>Birmingham, Alabama 35203 | 173-1<br>69<br>5DU-61756 |

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

Burrell H. Morrell
BURRELL H. MORRELL

STATE OF Georgia
COUNTY OF Fulton

On this the 9th day of January, 1984, before me personally appeared BURRELL H. MORRELL, unmarried to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and notarial seal.

Jackie Akouka
Notary Public

JACKIE AKOUKA NOTARY PUBLIC GEORGIA STATE AT LARGE

My Commission Expires:
Notary Public, Georgia State at Large
My Commission Expires Jan. 17, 1985

STATE OF Georgia
COUNTY OF Cobb

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 63,215.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carl E Hall

Subscribed and sworn to before me on this the 27 day of January, 1984.

Kay Turbyfill
Notary Public

KAY TURBYFILL NOTARY PUBLIC GEORGIA, STATE AT LARGE

My Commission Expires:
Notary Public, Georgia, State at Large
My Commission Expires March 16, 1985

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 63215.00- CAMT. | |
| | | | 164.32 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 170.82- | |
| 0529A02/02/84 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 1 1 1 1

IDENTIF. REFERENCE

FEB 2 10 40 AM '84

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

**No.** 10821