File Bef Saturn

BOOK 9324 PAGE 928

94 APR 27 PM 3:36

REGISTER
DAVIDSON COUNTY, TN.

43471

IDENTIF. & REFERENCE

WARRANTY DEED

FROM: MORTON MILL, A Tennessee Joint Venture

TO: Donald Cuozzo and wife, Jennifer G. Cuozzo

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
A. Harrison Johnson, Jr., P.C.
2021 Richard Jones Road, Suite 230
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		141-12-O-D 123.00 CO
Donald Cuozzo & Jennifer G.Cuozzo	SAME	090-81308
(NAME)	(NAME)	FIELD BOOK NUMBER
123 Morton Mill Circle		
(STREET ADDRESS AND ROUTE NUMBER	(STREET ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $149,906.00

X _____
Affiant

Subscribed and sworn to before me, this 2nd day of March, 1994.

My Commission Expires: 1/22/95 _____
(Affix Seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency all of which is hereby acknowledged, MORTON MILL, a Tennessee Joint Venture, hereinafter called the "Grantor", has bargained and sold, and by these presents, does transfer and convey unto DONALD CUOZZO AND WIFE JENNIFER G. CUOZZO, hereinafter called the "Grantees", their 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. 123 (and driveway serving said Lot) on the Plan of the Second Revision of Morton Mill Estates, a Planned Unit Development, of record in Book 7900, Page 226, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description thereof.

BEING part of the same property conveyed to Morton Mill, a Tennessee Joint Venture, by deed from George Gianikas, Sonny Mooney, Joseph L. Lackey, Jr. and George Dunn, of record in Book 7284, Page 959, Register's Office for Davidson County, Tennessee.

For purpose of description, the term Lot or Unit shall be defined as the same.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

This is improved property, known as 123 Morton Mill Circle, Nashville, Tennessee 37221.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Morton Mill Estates, and including the requirement that all owners of lots in Morton Mill Estates be members of the Morton Mill Homeowners' Association, Inc., subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage, all as contained in instruments executed by the Grantor and recorded in Book 7546, Page 146, supplemented and amended in Book 7936, Page 704, and further supplemented and amended in Book 8079, Page 804, said Register's Office, said instruments are included in this Deed by reference and made a part hereof as though copied herein verbatim.

2. Taxes for the current year which have been prorated and assumed by the Grantees herein.

3. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Morton Mill Estates of record as aforesaid.

4. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Morton Mill Estates) is vested in Morton Mill Homeowners' Association, Inc., for the common enjoyment of all members of said Association, of record in Book 7548, Page 963, said Register's Office.

5. By-Laws of the Morton Mill Homeowners' Association, Inc. of record in Book 7546, page 154, and supplemented and amended in Book 7936, Page 709, Register's Office for Davidson County, Tennessee.

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

And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto on this the 2nd day of March, 1994.

MORTON MILL, A Tennessee Joint Venture

BY: _____
George Gianikas, Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George Gianikas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Joint Venturer of MORTON MILL, the within bargainor, a Tennessee Joint Venture, and that he as such Joint Venturer executed the foregoing instrument for the purposes therein contained, by signing the name of the Joint Venture by himself as a Joint Venturer.

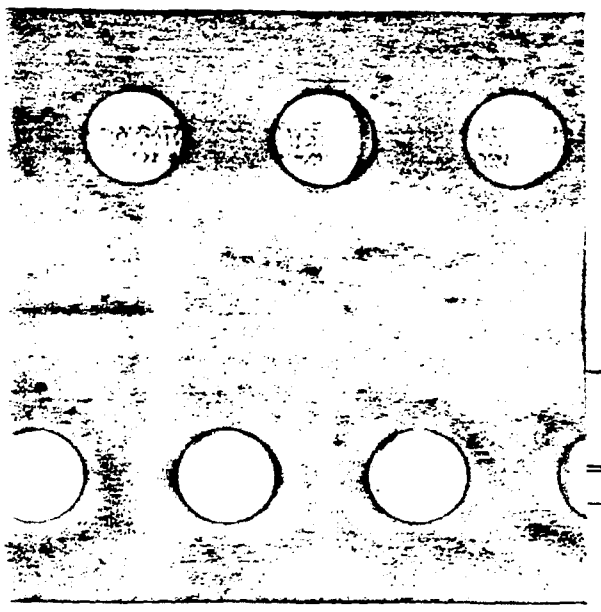
Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of March, 1994.

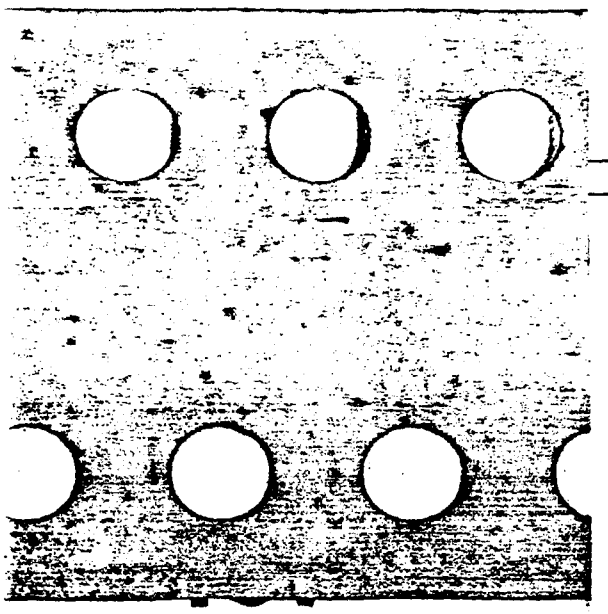
Sharie D. Guye
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 26, 1997

SHERRIE D. GUYE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

8838 04/27 0101 03CHECK 571.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9324 PAGE 932

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

CAMT
149906-00
CON TX 554-63
PRFEE 1.00
WDEED 16.00
TOTAL 571.63
CHECK 571.63
04/27/94 01 15:38 0001 8838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43471
IDENTIF. ↑ REFERENCE

94 APR 27 PM 3:36
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 783960