47305

REFERENCE BOOK 9634 PG 731

G#95-3-18

FILE IN BOX #19-B
MAP 141-12-D, PARCEL 121
FIELD BOOK #09D-81306

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $219,528.06.

Monty R Hines
Affiant

Subscribed and sworn to before me this the 31st day of March, 1995.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/16/95

Notary Public

THIS INSTRUMENT PREPARED BY: PETER WEISS, ATTORNEY AT LAW
761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
MONTY R. HINES	"NEW OWNERS"
(Name)	(Name)
121 Morton Mill Circle	
(Street Address)	(Street Address)
Nashville, TN 37221	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, 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 MONTY R. HINES AND WIFE, DOROTHY HINES, hereinafter called the "Grantee", 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. 121 (and driveway serving said Lot) on the Plan of the Third Revision of Morton Mill Estates, a Planned Unit Development, of record in Book 7900, Page 561, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING part of the same property conveyed to Morton Mill, a Tennessee Joint Venture composed of George Gianikas, Sonny Mooney, Joseph L. Lackey, Jr., and George Dunn, 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.

THE LEGAL DESCRIPTION AS SET OUT ABOVE WAS DERIVED FROM THE RECORDED PLAT PREPARED BY, A & A ENGINEERS, INC., P. O. BOX 40048, NASHVILLE, TN 37204, REGISTRATION NO. 557.

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

This is improved property, known as 121 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 to 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 145, supplemented and amended in Book 7936, Page 704, and further supplemented and amended in Book 8079, Page 804, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Taxes for the current year which have been prorated and assumed by the Grantee(s) 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 Grantee, their heirs and assigns, forever; and Grantor does covenants with the said Grantee 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 unless otherwise herein set out; and Grantor further covenants and bind itself, its successors and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto on this the 31st day of March, 1995.

MORTON MILL, A TENNESSEE JOINT VENTURE

BY: _____
GEORGE GIANIKAS, Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for 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, a Tennessee Joint Venture**, the bargainor, 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 such Joint Venturer.

Witness my hand and official seal at NASHVILLE, Tennessee, this the 31st day of March, 1995.

My Commission Expires: 9/12/95

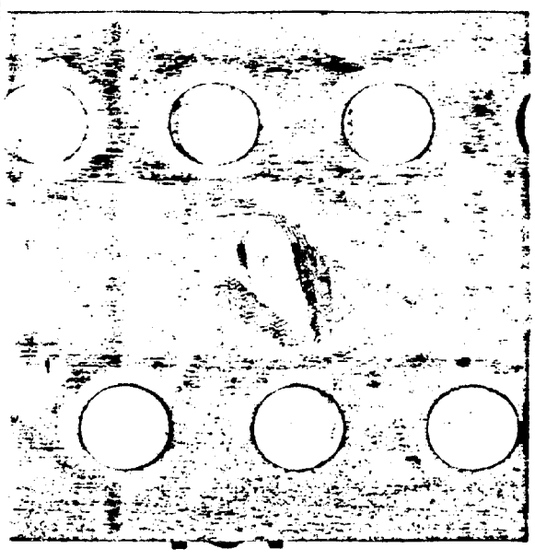
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

\WP51\BB\MORTON.PUD

95 0331 0015 BK
321.25





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

RECEIVED OF _____

FOR _____

BOOK 9634 PG 733

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
215528.06
CON TX 812.26
PRFEE 1.00
MDEED 8.00
TOTAL 821.26
CHECK 821.26
04/03/95 01 12:41 0001 6771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47805
IDENTIF. & REFERENCE

95 APR -3 P12:42
REGISTER
DAVIDSON COUNTY, TN.

No. 896301