THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 9637 PG 12

ADDRESS NEW OWNER:
James A. Morrow, et ux
201 Cedarwood Lane
Madison, TN 37115

MORTGAGEE:
Brenda J. Williams
434 Moccasin Road
Lebanon, TN 37087

SEND TAX BILLS:
New Owner

MAP-PARCEL:
43-2-A 201
FB No. 11D 31115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Brenda Crecelius (now Williams),** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James A. Morrow and wife, Carol J. Morrow,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Unit No. 201 on the Plan of a Resubdivision of a Portion of Cedarwood Courtyard Homes, of record in Book 5200, page 590, Register's Office for Davidson County, Tennessee, to which plan reference is made for the exact location thereof.
>
> Being the same property conveyed to Brenda Crecelius, unmarried, by deed from Leslie Alan Cammuse and wife, Margaret Dickson Cammuse, as of record in Book 8286, page 503, Register's Office for Davidson County, Tennessee.
>
> Troy Lee Williams, spouse of Brenda Crecelius Williams, joins in this conveyance to transfer any marital interest he may have in the subject property.

This is improved property known as 201 Cedarwood Lane, Madison, Tennessee 37115.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of covenants, conditions, and restrictions of record in Book 5302, page 546, as revised in Book 5495, page 661, and supplemented in Book 6119, page 402 and Book 6216, page 434; as amended in Book 6707, page 216, Book 9010, page 503, and Book 9010, page 505; By-Laws of Cedarwood Courtyard Homes Homeowners Association, Inc. of record in Book 5307, page 231; an instrument of record in Book 5497, page 800, stating all roads on plat are private and are not dedicated as public roads; an easement for sanitary sewers of record in Book 4845, page 36; the survey dated November 2, 1983, made by Bruce Rainey & Associates indicates the unit is over public utility easements; and easements, covenants and conditions as shown on the Plan of record in Plat Book 5200, page 590, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. 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 31st day of March, 1995.

Brenda Crecelius Williams — Troy Lee Williams

BRENDA CRECELIUS (NOW WILLIAMS) **TROY LEE WILLIAMS**

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brenda Crecelius Williams and husband, Troy Lee Williams**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 10/1/95

7407 04/04 0101 030CHECK 219.00

STATE OF TENNESSEE)
COUNTY OF WILSON)

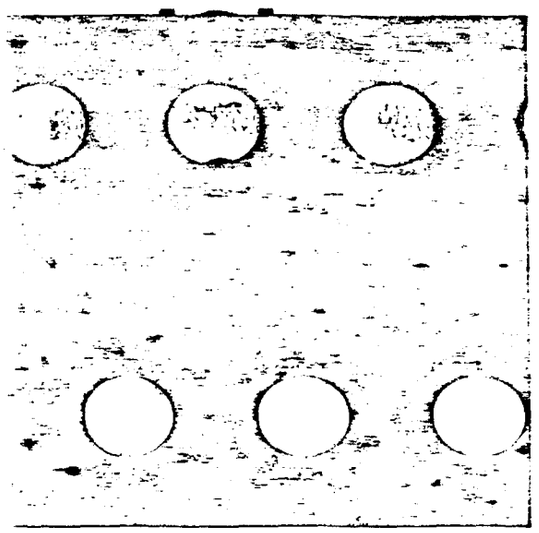
The actual consideration or value, whichever is greater for this transfer is $57,000.00.

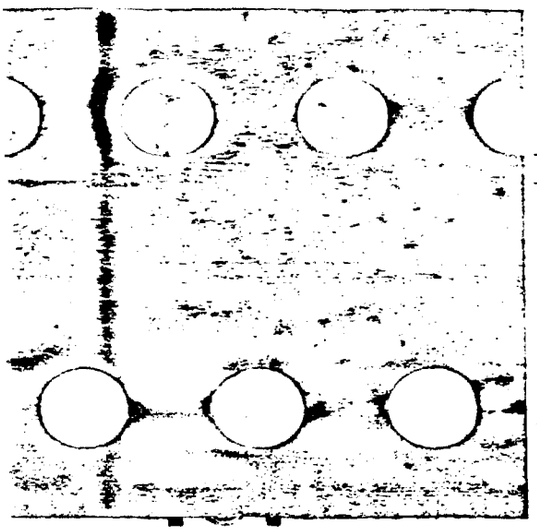
AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 10/1/95





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

RECEIVED OF _____

FOR _____

BOOK 9637 PG 44

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

DAMT	57000.00
CON TX	210.90
PRFEE	1.00
MDEED	8.00
TOTAL	219.90
CHECK	219.90

04/04/95 01 15:06 0001 7469

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48458
IDENTIFICATION REFERENCE

95 APR -4 PM 3:07

No. 896995