0506756

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
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W & I Ref: (sk) Title No: 40435
Dav. Co. File: Box 8

98 NOV -2 PM 2:01

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11181 PAGE 574

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas R. Morton Alice A. Morton 524 Cedar Forest Court Nashville, TN 37221	Regions Mortgage Inc. 315 Union Street Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 128-03-A-017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 165,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shaun M. Gilley and spouse, Debra L. Montgomery Gilley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas R. Morton and spouse, Alice A. Morton,** hereinafter called the **Grantee**, Grantee's 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. 17 on the Plan of First Revision, Cedar Forest of record in Plat Book 6900, page 383, Register's Office for said County.

SAID Lot No. 17 fronts 46.37 feet on the broken southerly margin of Cedar Forest Court and extends back 100.00 feet on the westerly line and 105.00 feet on the easterly line to a dead line in the rear, measuring 93.00 feet thereon.

BEING the same property conveyed to Shaun M. Gilley and wife, Debra L. Montgomery Gilley by deed from Federal Home Loan Mortgage Corporation of record in Book 8542, page 935, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 383, said Register's Office, which Plan shows a 30 foot minimum building setback line from Cedar Forest Court together with a designated building site and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot and a 2.5 X 25 foot utility anchor easement located on the northeasterly front corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6805, page 253, Book 6925, page 751 and Book 7163, page 686, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.; Mortgage Loan Inspection by John Kohl & Co., P.C. dated October 28, 1998 discloses that the patio and deck encroach over the minimum building setback line and on the utility easement.

This is improved property, known as: 524 Cedar Forest Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances,

estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 1998.

Shaun M. Gilley

Debra L. Montgomery Gilley

Shaun M. Gilley **Debra L. Montgomery Gilley**

State of Tennessee
County of Davidson

On this 30th day of October, 1998, before me the undersigned authority, personally appeared **Shaun M. Gilley** and **Debra L. Montgomery Gilley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 165000.00

Alice A. Morton
Affiant

Sworn and subscribed before me on the 30th day of October, 1998.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

0829 11/02 0101 03CHECK 621.50

WIdoc: Deed Wty—12/92

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
			CAMT	165000.00
			CON TX	610.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	621.50
			CHECK	621.50
11/02/98	01		14:01 0001	0829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0506756
IDENTIF. ↑ REFERENCE

98 NOV -2 PM 2:01
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1365984