186

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 11632 PAGE 652

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **August, 1999** between JAMES A. GILBERT and DOROTHY A. GILBERT, HIS WIFE, hereinafter called GRANTORs, and ROBERT L. MORRIS and LINDA K. MORRIS, HUSBAND AND WIFE, hereinafter called GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES A. GILBERT and DOROTHY A. GILBERT, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto ROBERT L. MORRIS and LINDA K. MORRIS, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1607 **NEELY'S BEND ROAD, MADISON, TN 37115.**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

DOROTHY A. GILBERT, wife of JAMES A. GILBERT, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: James A. Gilbert
JAMES A. GILBERT
Signature of Seller

Dorothy A. Gilbert
DOROTHY A. GILBERT

06280029

REGISTER'S OFFICE REFERENCE

99 AUG 24 PM 2:31

REGISTER
DAVIDSON CO. TN.

0065 08/24 0101 03CHECK 174.97

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES A. GILBERT and HIS WIFE, DOROTHY A. GILBERT,** the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **August, 1999.**

Notary Public

My Commission Expires: 5/28/2002

Name and Address of Property Owner:

ROBERT L. MORRIS and LINDA K. MORRIS, HUSBAND AND WIFE
1607 Neely's Bend Rd
Madison, Tn 37115

Property Address:

1607 **NEELY'S BEND ROAD**
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 063-00, PARCEL 239.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$43,235.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **August, 1999.**

Notary Public

My Commission Expires: 5/28/2002

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND IN THE 9TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, being Lot No. 1 on the Final Plat of The James A. Gilbert property, which plat is of record in Book 8250, page 985, Register's Office for said County. Reference is hereby made to said plat for a more complete and accurate description of said lot.

BEING a portion of the same property conveyed to JAMES A. GILBERT, by Deed from PAUL W. PHARRIS, of record in Deed Book 4438, Page 556, said Register's Office.

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EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 063-00, PARCEL 239.00).

2. All matters as set forth on the Plan of record in Plat Book 8250, page 985, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Any and all other matters appearing of record in the Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0628029

IDENTIFICATION REFERENCE

99 AUG 24 PM 2:31

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	43235.00
CON TX	159.97
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	174.97
CHECK	174.97

08/24/99 01 14:31 0001 0065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506060