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JM

#2080682.1
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

Instr:200001180005505 Page: 1 OF 2
REC'D FOR REC 01/18/2000 12:07:08PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $357.05

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peggy S. Ferrell 218 Moss Trail Goodlettsville, TN 37072	Same	Map 25-16, Parcel 7

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, NANCY L. MARRISON, a resident of Davidson County, Tennessee ("Grantor") has this day bargained and sold, and by these presents does hereby transfer and convey unto PEGGY S. FERRELL ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Section 2, Goodlettsville Heights, as shown on plat of record in Plat Book 1424, page 120, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being property conveyed to Patricia A. Crabtree, by deeds of record in Book 4327, page 116 and Book 4633, page 952, Register's Office for Davidson County, Tennessee. The said Patricia Ann Crabtree having since died. Subject property was devised to Nancy L. Marrison pursuant to Last Will and Testament recorded in Will Book 55, page 189, County Clerk's Office of Blount County, Tennessee.
>
> The source of this description is the prior deeds.
>
> This is improved property known as 218 Moss Trail, Goodlettsville, Tennessee.

Said property is conveyed subject to the following matters:

1. 2000 Taxes, a lien which are not yet due and payable.

2. Restrictions as contained in Book 1783, page 35, Register's Office of Davidson County, Tennessee.

3. All matters shown on Plat recorded in Book 1424, page 120, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

William Marrison, husband of Nancy L. Marrison, joins in this conveyance to convey any interest he may have.

WITNESS our hands this 14th day of January, 2000.

Nancy L. Marrison
NANCY L. MARRISON

William L. Marrison
WILLIAM MARRISON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Nancy L. Marrison and William Marrison, 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 14th day of January, 2000.

Joni Miller
Notary Public

JONI MILLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/22/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $96,500.

Peggy S. Ferrell
Affiant

Sworn to and subscribed before me this 14th day of January, 2000.

Joni Miller
Notary Public

JONI MILLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/22/2000