PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41571
Dav. Co. File: Box 8

Instr:200004040033508 Page: 1 OF 2
REC'D FOR REC 04/04/2000 10:37:11AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $473.60

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Sharon D. Fann<br>2120 Ransom Place<br>Nashville, TN 37217 | SAME |

**TAX MAP-PARCEL NUMBERS: 135-14-B-56**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 128,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tommie Morton-Young, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sharon D. Fann,** 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. 55 on the Plan of Ransom Place Section Two, Phase Two of record in Book 7900, Page 526, Register's Office for said County.

Said Lot No. 55, which is a corner lot, fronts 56.77 feet on the Broken Northwesterly margin of Ransom Place and fronts 80.00 feet on the Northeasterly margin of Elderberry Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 78.00 feet on the Northwesterly line and 104.86 feet on the Northeasterly line, to a point of intersection.

Being the same property conveyed to Tommie Morton-Young, by deed from Ransom Place Homes, Inc., A Tennessee Corporation of record in Book 9212, Page 19, Register's Office for Davidson County, Tennessee.

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

Subject to Taxes for the year 2000 and subsequent years; Covenants, Condition and Restrictions of record in Book 7867, Page 81, Book 7885, Page 868, Book 7947, Page 436, Book 8070, Page 555, Book 8424, Page 414, and Book 8505, Page 235, as amended in Book 8550, Page 764, Book 8707, Page 86, Book 8846, Page 184, said Register's Office. The Plan of record in Book 7900, Page 526, said Register's Office, shows an owner's certificate, a 15 & 20 foot minimum setback line from Elderberry Court & Ransom Place, respectively, together with additional setback designations and 15 foot easements for public utility purposes along the southwesterly & broken southeasterly lines of said lot.

**This is improved property, known as:** 2120 Ransom Place, Nashville, TN 37217

**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.

**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 March, 2000.

Tommie Morton-Young

**Tommie Morton-Young**

**State of Tennessee**
**County of Davidson**

On this 30th day of March, 2000, before me the undersigned authority, personally appeared **Tommie Morton-Young**, 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.

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

My Commission Expires: _____

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: $ 128,000.00

Sharon Farr

Affiant

Sworn and subscribed before me on the 30th day of March, 2000.

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

My Commission Expires: _____

Notary Public