Davidson County DEEDWARR
Recvd: 09/26/00 11:10 2pgs
Fees:11.00 Taxes:255.12
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WARRANTY DEED

This Indenture made this **21st** day of **September, 2000** between **Keith E. Morgan and wife, Loleathia Morgan, ,** GRANTOR, and **Darrell J. Carden, married ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennnessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Happy Valey Section "C" not of record described according to a survey made by Z. J. Wilkinson, Surveyor, Sectipn 2, 1945 as follows:

BEGINNING on the southerly margin of Bobby Avenue at a point 325 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 41 and 42, thence with the line between said two lots, southwardly 140 feet to the northerly line of the McDonald Lane; thence with said line eastwardly 75 feet to the corner of Lots Nos. 42 and 43; thence with the line between said two lots, northwardly 140 feet to the southerly margin of Bobby Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

Being the same property conveyed to Keith E. Morgan and wife, Loleathia Morgan by Warranty Deed from Joseph Henry Morales, II and Jeffery George Morales of record in Book 5467, page 863, Register's Office for Davidson County, Tennessee, Tennessee.

Subject to restrictions of record in Book 1181, page 127, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 2718 Bobbie Avenue, Nashville, Tennnessee 37216.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **21st** day of **September, 2000.**

Keith E. Morgan

Keith E. Morgan

Loleathia Morgan

Loleathia Morgan

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith E. Morgan and Loleathia Morgan, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 21st day of September, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY TN

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $68950

Affiant

Subscribed and sworn before me this 21st day of September, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY TN

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Darrell J. Carden
2718 Bobbie Avenue
Nashville, Tennnessee 37216

Send Tax Bills to:
Mortgage Resources, Inc
404 BNA Drive, Suite 400
Nashville, Tennessee 37217

Map & Parcel Number:

Map 73-1 Parcel 106