Davidson County DEEDWARR
Recvd: 10/09/00 09:24 2pgs
Fees:11.00 Taxes:377.40

20001009-0100003

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Terri E Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2000.

Notary Public

My Commission Expires: 9-1-2003
(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Terri E. Kennedy, Married 4884 Clarksville Pike Whites Creek, TN 37189	NVR Mortgage Finance, Inc. P.O. Box 999 Pittsburgh, PA 15230	Map 048-000 Parcel 030.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Melanie J. MORGAN AND HUSBAND, WALTER MORGAN, JR.**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **TERRI E. KENNEDY, MARRIED**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Land in 14th formerly 24th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of U.S. Highway 112; 975 feet from the southwest corner of the tract of land owned by W.H. (Herman) Thompson, being the southwest corner of this tract; thence leaving said Highway, North 35 degrees east 400 feet to a point; thence south 55 degrees east 100 feet to a point; thence south 35 degrees west 400 feet to a point in the northerly margin of said U.S. Highway 112; thence with the margin of same, North 55 degrees west 100 feet to the beginning.

Being the same property conveyed to Melanie J. Morgan and Husband, Walter Morgan, Jr., by special warranty deed from Ocwen Federal Bank, FSB, of record in Instrument No. 200005010043420, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.

Restriction of record in Book 1849, page 121, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage given to Metropolitan Government of record in Book 9190, page 241, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as **4884 Clarksville Pike, Whites Creek, TN 37189.**

NS2856

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness MY HAND 28 day of September, 2000.

Melanie J. Morgan

Walter Morgan, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Melanie J. Morgan and Husband, Walter Morgan, Jr., 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 and official seal, in Franklin, Tennessee, the 28 day of September, 2000.

Notary Public

My commission expires: 9-1-2001

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.