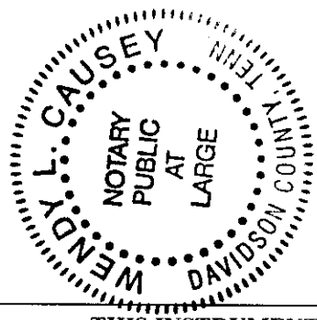
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Sharon A. Duffy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2001.

Wendy L Causey
Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 02/05/01 13:58 2pgs
Fees:11.00 Taxes:325.23



20010205-0011122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon A. Duffy	North American Mortgage	Map 108
(NAME) 918 Hammock	(NAME) P.O. Box 395	Group 16-0
(ADDRESS) Nashville, TN 37214	(ADDRESS) Albion New York 14411-0395	Parcel 236
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jerry Wayne Morse Jr. and Wife, Patricia D. Morse

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sharon A. Duffy, an unmarried person

, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 108-A on the Plan of Percy Priest Woods Subdivision, Section IV, Lots 105 thru 110, Zone Lot Division, as of record in Plat Book 6250, Page 843 and amending in Book 6250, Pages 356 and 357, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jerry Wayne Morse Jr. and Wife, Patricia D. Morse by Quit Claim deed from Jerry Wayne Morse Jr.,, and Patricia Diane Martin nka Patricia D. Morse of record in Deed Book 9065, page 951, and re-recorded in Book 9082, Page 760, Register's Office for said County.

Deed of Completion of record in Book 6147, Page 886, and Book 6147, Page 893, and Book 7430, Page 167, and Book 7340, Page 201, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5984, page 865, and Book 6020, Page 270, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 918 Hammock, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 persons 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/our hand(s) this 31st day of January, 2001.

Jerry Wayne Morse Jr.

Patricia D. Morse

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jerry Wayne Morse Jr. and Patricia D. Morse the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/31/2001

My Commission Expire: 5-28-2003

Notary Public

File Number2101182

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

