File: Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,294.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2001.
(AFFIX SEAL)

#1436

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy D. Morris	Bank of America	162-1-27
(NAME)	(NAME)	
360 Tusculum Road	6200 Gateway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cypress, CA 90630-6013	
(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, Kelly Loudenslager, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy D. Morris and wife, Gwendolyn D. Morris, 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:

Land in Davidson County, Tennessee, being Lot No. 6, Fairlane Park, as of record in Book 2331, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

INCLUDED in this description but excluded from this conveyance is the property described in Deed Book 4157, page 455, said Register's Office, described as follows:

A small strip or parcel of land in the 31st Councilmanic District of the Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 6 on the map of Fairland Park as of record in Book 2331, page 106, Register's Office for said County.

SAID part of Lot No. 6 fronts 89 feet on the present Northerly margin of Tusculum Road and runs back 5 feet on the East line and 4.5 feet on the West Line to the new relocated Northerly margin of Tusculum Road, the same being North of and parallel to and 30 feet from the new relocated centerline of Tusculum Road, measuring 89 feet on the new relocated Northerly margin of Tusculum Road and containing 445 square feet, more or less.

Being the same property conveyed to Kelly Loudenslager by deed of record in Book 11191, page 513, said Register's Office.

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

unimproved ☐
This is improved ☒ property, known as 360 Tusculum Road, Nashville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 03/08/01 13:47 2pgs
Fees:11.00 Taxes:374.79

20010308-0022131

Witness my/our hand(s) this 22nd day of February, 2001.

Kelly Loudenslager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly Loudenslager with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 2001.

Commission expires: May 26, 2001

Notary Public