Davidson County DEEDWARR
Recvd: 04/27/01 09:56 2pgs
Fees:11.00 Taxes:225.70

20010427-0042434

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39723

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
20th day of April, 2001

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angie D. Morrison	TransLand Financial Services	71-8-349
535 Edwin Street	640 Spence Lane Suite 104	
Nashville, TN, 37207	Nashville, TN 37217	

FOR AND IN 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, I/WE,
Michael D. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Angie D. Morrison a married woman

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 the easterly 40 feet of Lot No. 26 and the westerly 10 feet of Lot No. 25 on the Map of Rawls Tract Subdivision, Section 2, as of record in Book 1424, page 84, Register's Office for Davidson County, Tennessee, and described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the north margin of Edwin Avenue (also known as Edwin Street) 10' east of the corner of Lots Nos. 26 and 27; thence northerly parallel to the line between said lots, 184' to a point; thence easterly 50' to a point, which is 10' east of the corner of Lots Nos. 26 and 25; thence with the line between said lots 184' to the north margin of Edwin Avenue (also known as Edwin Street); thence with the margin of the same westerly 50' to the beginning.

Being the same property conveyed to Michael D. Duke by deed from Bonny Higgins and wife, Carol Higgins dated 11/20/98 and filed for record in Book 11218, page 821, Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 535 Edwin Street, Nashville, TN 37207

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 20th day of April, 2001

Michael D. Duke

Michael D. Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Michael D. Duke, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2001

Notary Public

My Commission Expires: 5/26/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002