Bk 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/01 10:40 2pgs
Fees:11.00 Taxes:210.53

20010629-0068979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,900.00

Jack A. Goins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 06/27/01.

Carolyn M. Pearl
Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

CAROLYN M. PEARL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack A. Goins et ux (NAME)	SAME (NAME)	**52-16-0-A**
1301 Neelys Bend Rd. #H-67 (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	**67.00 CO**
Madison, TN 37115 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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, WE,

Stanley H. Morris, Jr. and Kenneth R. Greer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack A. Goins and wife, Jean G. Goins**

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:

See Exhibit "A" Legal Description

Subject to the following: all matters shown on Master Deed of record in Book 5483, page 86, and as noted in Book 5200, page 200, Register's Office for Davidson County, Tennessee, and otherwise of record; zoning regulations for the appropriate governmental authority and to rights for public utilities and public rights of way; property taxes and association fees have been prorated as of date of deed and assumed by Grantees herein.

NOTE: The subject property has never been the marital residence of the Grantors, nor their spouses, and as such is not subject to homestead or other marital interest as contemplated by TCA 31-1-104 et seq or similar statute or at common law.

This is unimproved ( )
improved (X) property, known as 1301 Neelys Bend Rd. #H-67 (House Number/Street) Madison (City/Town) TN (State) 37115 (Postal Code)

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 our hand s this 27th day of June, 2001.

STANLEY H. MORRIS, JR.

KENNETH R. GREER

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 **Stanley H. Morris, Jr. and Kenneth R. Greer** the bargainor(s), 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 at **Nashville, TN,** this **06/27/01**.

Carolyn M. Pearl Notary Public

Commission Expires: 5-28-2003



Exhibit "A" Legal Description:

Land in Davidson County, Tennessee, being Apartment Unit Number H-67 of Neely's Bend Condominium created under Title 64, Sections 2701, et seq as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office for a more complete identification and description of such unit.

BEING the same property conveyed to Stanley H. Morris, Jr. and Kenneth R. Greer, by deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington D.C., by Jesse Hertstein, Attorney-in-Fact, dated March 2, 2001, recorded March 5, 2001, of record in Instrument No. 200103050020590, Register's Office for Davidson County, Tennessee.

rta/72788-01