FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40283

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/01 11:27 2pgs
Fees:13.00 Taxes:271.73

20011009-0109868

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$73,440.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th day of October, 2001.

Notary Public

MY COMMISSION EXPIRES: 5/3/04

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
KENNETH MORGAN	S A M E	P/O 24-29
Brick Church Pike		
Goodlettsville, TN, 37072		

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,

JOEL M. WARREN, JR. and wife, GEORGIANNA GWEN WARREN

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

KENNETH MORGAN and wife, HELENA JILL MORGAN

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 the 10th councilmanic district of Davidson County, Goodlettsville, Tennessee, being a part of tracts two and three shown on an unrecorded survey by Donald Carver, dated 4-1-80, and more particularly described as follows:

Commencing at an iron pin in the west right of way of Brick Church Pike, approximately 1000 feet south of the intersection of said Brick Church Pike and Shaw Road, at the common corner of tracts 2 and 3 shown on said survey; Thence along said right of way S 23 degrees 01' 56" E, 100.2 feet to an iron pin near the south side of a drivewsay, the point of beginning:
Thence continuing along said right of way S 23 degrees 01' 56" E, 39.2 feet to an iron pin near the north side of said drive;
Thence leaving said right of way and generally following said driveway N 67 degrees 16' 47" W, 157.2 feet;
Thence N 86 degrees 15' 25" W, 238.6 feet to the line of said tracts 2 and 3;
Thence along said line S 80 degrees 43' 43" W, 1100.38 feet to an iron pin on the west side of an old fence;
Thence generally along said fence N 10 degrees 46' 50" W, 237.72 feet;
Thence N 23 degrees 34' 13" W, 127.27 feet;
Thence N 54 degrees 30' 14" W, 78.64 feet to a fence corner;
Thence N 85 degrees 26' 51" E, 1036.74 feet to the east side of an existing driveway;
Thence S 40 degrees 56' 06" E, 245.87 feet;
Thence S 53 degrees 51' 26" E, 171.61 feet to the original line of said tracts 2 and 3;
Thence severing tract 2 S 74 degrees 01' 57" E, 4.10 feet;
Thence N 84 degrees 35' 17" E, 77.73 feet;
Thence S 83 degrees 51' 12" E, 69.15 feet;
Thence S 73 degrees 25' 03" E, 51.48 feet;
Thence S 62 degrees 38' 59" E, 74.22 feet;
Thence S 74 degrees 21' 09" E, 15.22 feet to the point of beginning and containing 9.18 acres, more or less.

Continued.....

Being part of the property conveyed Joel M. Warren, Jr., and wife, Georgianna Gwen Warren by deed from Mavoline W. Jackson, A Widow, of record in Book 5659, page 569; and by Quitclaim Deed from Ruth H. Warren of record in Instrument Number 20010926-0104138, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as Brick Church Pike, Goodlettsville, TN 37072

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 5th day of October, 2001

Joel M. Warren, Jr.
JOEL M. WARREN, JR.

Georgianna Gwen Warren
GEORGIANNA GWEN WARREN

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 JOEL M. WARREN, JR. and wife, GEORGIANNA GWEN WARREN, 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 5th day of October, 2001

ALAN D. MAHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/26/05

My Commission Expires MAY [illegible]