Davidson County DEEDWARR
Recvd: 01/22/02 16:20 2pgs
Fees:13.00 Taxes:638.25

20020122-0008760

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WARRANTY DEED

This Indenture made this **11th** day of **January, 2002** between **Farrell Morris, ,** GRANTOR, and **Sonya Barbour, an unmarried woman, and Susan Barone, an unmarried woman****** as GRANTEEs

**Joint tenants with right of survivorship

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Leonte Subdivision, not of record, described according to a survey made by W.B.Southgate, Surveyor, December 1936, as follows:

BEGINNING at a point in the northerly margin of Woodmont Avenue 296 feet east of the northeast corner of Granny White Road and Woodmont Avenue,the common corner of Lots No. 26 and 27; thence northwardly, with the dividing line between said Lots 26 and 27, 201 feet 1 inch to a point, the common corner of Lots Nos.2,3,26 and 27; thence eastwardly, with the dividing line between Lots Nos. 3 and 26, 100 feet to a point, the common corner of Lots Nos.3,4,25 and 25; thence southwardly, with the dividing line between Lots Nos. 25 and 26, 201 feet 2 inches to a point in the north margin of Woodmont Avenue, 100 feet to the point of beginning.

BEING the same property conveyed to Ferrell Morris by Warranty Deed from William G. Wiggins of record in Instrument Book 200001250008137, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Farrell Morris by Warranty Deed from William G. Wiggins of record in Instrument No. 200001250008137, Register's Office for Davidson County, Tennessee.

Subject to Easement for Sewer and/or Storm Drainage of record in Book 3921, page 680, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 1020 Wookmont Blvd. Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **11th** day of **January, 2002.**

Farrell Morris

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Farrell Morris, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 11th day of January, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $172500

Affiant

Subscribed and sworn before me this 11th day of January, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Sonya Barbour
1020 Woodmont Blvd.
Nashville, Tennessee 37204

Send Tax Bills to:
GMAC Mortgage
200 Century Parkway
Mt. Laurel, N.Y. 08054

Map & Parcel Number:

Map 118 Group 9 Parcel 57