Davidson County DEEDWARR
Recvd: 01/28/02 15:00 2pgs
Fees:13.00 Taxes:643.43
20020128-0011694

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $173,900.00. Claude E. Buck, Jr. **Affiant** Subscribed and sworn to before me, this 25th day of January, 2002. Notary Public My Commission Expires: 12/25/03

Address New Owner As Follows: Claude E. Buck, Jr. and Margaret G. Buck 114 Morton Mill Circle Nashville, TN 37221	Send Tax Bills To: Same as New Owner	Map-Parcel Number: 141-12D-114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VAN E. HILL AND WIFE, JACQUELYN M. HILL,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHARLES E. BUCK, JR. AND WIFE, MARGARET G. BUCK**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 114 (and driveway serving said Lot) on the Plan of the Third Revision of Morton Mill Estates, a Planned Unit Development, as of record in Book 7900, page 561, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Van E. Hill and wife, Jacquelyn M. Hill by deed from David A. Rygiel and wife, Laura B. Rygiel, of record in Book 10559, page 165, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 2002 Metro taxes, a lien but not yet due and payable, which shall be paid by Grantees. Grantees agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 7900, page 561, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7546, page 145, Register's Office for said County, and Supplement and Amendment of record in Book 7936, page 704, Register's Office for said County and Supplement and Amendment to the By-Laws of record at Book 7936, page 709, and Supplement and Amendment of record at Book 8079, page 804, Register's Office for Davidson County, Tennessee.

This is improved property known as 114 Morton Mill Circle, Nashville, TN 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 25th day of January, 2002.

Van E. Hill
VAN E. HILL

By: Nancy Hutcherson Attorney in fact
Nancy Hutcherson, Attorney in Fact

Jacquelyn M. Hill
JACQUELYN M. HILL

By: Nancy Hutcherson Attorney in fact
Nancy Hutcherson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY HUTCHERSON,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **ATTORNEY-IN-FACT for VAN E. HILL AND JACQUELYN M. HILL,** and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 25th day of January, 2002.

Notary Public

My Commission Expires: 10/25/03

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