Davidson County DEEDWARR
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Fees:18.00 Taxes:614.20
20020221-0021976

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **February, 2002** between **JEFFERY C. RAVELING and CYNTHIA ANN RAVELING, husband and wife** , GRANTOR, and **JEFFREY GLENN MORLAND** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **WHITES CREEK,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

TRACT I

Land in the 10th Civil District of Davidson County, Tennessee described in part according to a survey by Ed Garrett Surveyor, dated February 10, 1954 as follows:

Beginning at a point in the center line of Old Hickory Blvd. at the Southwest corner of the property conveyed to George P. Howell and William H. Howell by deed from W.J. Tillman of record in Book 2275, Page 81, Register's Office for Davidson County, Tennessee; thence in a northwesterly direction and with said Howell's west line 250 feet to a point, thence westerly and parallel with Old Hickory Boulevard 200 feet to a point. thence Southerly and parallel with Howell's line 250 feet to the center line of Old Hickory Blvd; thence North 75 degrees 30 minutes East 100 feet and North 79 degrees 30 minutes east 100 feet to the point of beginning.

Property also known as 7417 Old Hickory Blvd. Whites Creek, TN 37189.

Being the same property conveyed to Jeffrey C. Raveling and wife, Cynthia Ann Raveling by deed from Barry Templeton and Diane D. Templeton and Jimmy Randall and Joanne Randall of record in Book 10877, Page 703, re-recorded in Book 11589, Page 798, Register's Office for Davidson County, Tennessee.

TRACT II

Property located in the 11th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described according to a survey by Wamble & Associates on October 6, 1988 as follows:

Beginning at a railroad spike in the center line of Old Hickory Boulevard (State Route 45) said spike being the southeast corner of property conveyed to J.J.R.A.M.C. Inc., as of record in Deed Book 7261, Page 795, Register's Office for Davidson County, Tennessee; thence following the east boundary of said J.J.R.A.M.C., Inc., the property North 06 deg. 16 min. 29 sec. West 249.38 feet to an iron pin (set) said pin being the northeast corner of aforementioned J.J.R.A.M.C., Inc. property, said rod also being the point of commencement of herein described property; thence following the north boundary of J.J.R.A.M.C., Inc. property South 81 deg. 55 min. 08 sec. West 200.00 feet to an iron pin (set), said pin being the northwest corner of said J.J.R.A.M.C., Inc. property, said pin also being on the east boundary line of property conveyed to O. A. Waldrop as of record in Deed Book 2492, Page 513, Register's Office for Davidson County, Tennessee; thence following the east boundary of said Waldrop property North 06 deg. 15 min. 29 sec. West 434.53 feet to an iron pin (set); thence continuing along said east boundary North 81 deg. 55 min. 08 sec. East 200 feet to an iron pin (found) said pin being the most southeast corner of said Waldrop Property, said pin also being the northeast corner of property conveyed to J.J.R.A.M.C., Inc., as of record in Deed Book 7120, Page 259, Register's Office for Davidson County, Tennessee; thence following the western boundary of said J.J.R.A.M.C., Inc. property, South 06 deg. 16 min. 29 sec. East 434.50 feet to the point of commencement, containing 86,863 square feet, or 1.99 acres, more or less.

Property also known as 7421 Old Hickory Blvd. Whites Creek

Being the same property conveyed to Jeffrey C. Raveling and wife, Cynthia Ann Raveling by deed from Barry Templeton and Diane D. Templeton and Jimmy Randall and Joanne Randall of record in Book 11589, Page 798, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all easements, right of ways, zoning regulations, building restrictions, setback lines, restrictive covenants, etc., of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

JEFFREY C. RAVELING
Signature of Seller

CYNTHIA ANN RAVELING
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JEFFERY C. RAVELING and CYNTHIA ANN RAVELING, husband and wife** , the within named bargainors, 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, at office, this **8th** day of **February, 2002.**

Notary Public

My Commission Expires: 9/28/02

Name and Address of Property Owner:

JEFFREY GLENN MORLAND
7417 OLD HICKORY BLVD
WHITES CREEK, TN 37189

Property Address:

7417 OLD HICKORY BLVD
WHITES CREEK, TN 37189

Person Responsible for Taxes:

JEFFREY GLENN MORLAND
222 FOXBORO DRIVE
MADISON, TN 37115

Parcel #: Tract 1 - 40,161
Tract 2 - 40,24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$166,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **February, 2002.**

Notary Public

My Commission Expires: 9/28/02

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076