815

Davidson County DEEDWARR
Recvd: 04/02/02 15:40 2pgs
Fees:13.00 Taxes:2164.50
20020402-0040042

FROM: J. Rogers Clayton and wife, Jane Heather Clayton

TO: Daniel R. Norris and wife, Lisa B. Morgan

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Daniel R. Norris and Lisa B. Morgan 101 Oxton Hill Lane Nashville, Tennessee 37215		Map 117-11-G Parcel 4

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Daniel R. Norris
Affiant

Subscribed and sworn to before me, this the 1st day of April, 2002.

Amy E. Adams
Notary Public

My Comm. Expires: My Commission Expires JAN. 25, 2003

AMY E. ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, J. Rogers Clayton and wife, Jane Heather Clayton, hereinafter called "GRANTORS", have bargained and sold, and by these presents does transfer and convey unto Daniel R. Norris and wife, Lisa B. Morgan, hereinafter called "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 Davidson County, Tennessee, being Lot No. 4, on the Plan of Oxton Hill, Revision One, of record in Book 8250, page 781, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to J. Rogers Clayton and wife, Jane Heather Clayton by deed from Dudley Warner Properties, LLC, a Tennessee limited liability company, of record in Book 11699, page 483, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2002 Metropolitan Government taxes.

2. All matters shown on the plan of record in Book 8250, page 781, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for Oxton Hill, of record in Book 10154, page 375, as amended and restated in Book 10570, page 279, said Register's Office.

4. Storm water detention agreement of record in Book 9921, page 746, said Register's Office.

This is improved property known as 101 Oxton Hill Lane, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their 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 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 this 1st day of April, 2002.

J. Rogers Clayton

Jane Heather Clayton

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 J. Rogers Clayton and Jane Heather Clayton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 7/26/03

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003