Davidson County DEEDWARR
Recvd: 08/29/02 15:30 2pgs
Fees:13.00 Taxes:407.00

20020829-0104920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 110,000.00

Ellis Lee Wynn
Affiant

Subscribed and sworn to before me this the 26th day of August, 2002.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Ellis Lee Wynn and wife, Margaret Gloria Wynn 952 So. LaVerne Ave. Los Angeles, CA 90022-3826	Same	162-13 / 88

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, IMOJEAN MORRIS ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto ELLIS LEE WYNN and wife, MARGARET GLORIA WYNN ("GRANTEES"), their successors, heirs, and assigns, certain real estate in Davidson County, Tennessee, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property") said real estate being described more particularly as follows:

> LAND in Davidson County, Tennessee, being Lot No. 61, on the Plan of Cedarwood Estates, Section One Revised, as shown on plat of record in Plat Book 4675, page 62, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to GRANTOR by deed of record in Book 9506, page 428, Register's Office for Davidson County, Tennessee.

This is improved property located at 304 Cedarview Drive, Nashville, Tennessee 37211.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following: (1) Taxes for the current year which have been prorated and will be paid

by GRANTEES; (2) Restrictions and easements contained in Book 4753, page 683, and Book 4963, page 42; (3) Sewer easements to First Suburban Utility District of record in Book 4545, page 203, and Book 4545, page 206; (4) Agreement for Dedication of Easement to Metropolitan Government, as set forth in instrument recorded in Book 4904, page 574; and (5) All matters shown on the Plat recorded in Book 4675, page 62.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEES, their successors, heirs, and assigns, forever.

GRANTOR further covenants and binds herself, her heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEES, their successors, heirs, and assigns, against the lawful claims of all persons whomsoever.

James Ray Morris, husband of GRANTOR, executes this instrument solely to convey any and all interest he may have in the subject Property as spouse of GRANTOR although he claims no interest.

WITNESS our hands this 26th day of August, 2002.

Imojean Morris

James Ray Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett, a Notary Public in and for said County and State, the within-named IMOJEAN MORRIS, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 26th day of August, 2002.

JOE VAULX CROCKETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires JAN. 29, 2005

Notary Public
My Commission Expires: 1/29/05

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, Kimberly Sue Miller, a Notary Public in and for said County and State, the within-named JAMES RAY MORRIS, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Murfreesboro, Tennessee, this the 26th day of August, 2002.

Notary Public
My Commission Expires: 1-25-2003

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