Davidson County DEEDWARR
Recvd: 02/03/03 12:15 2pgs
Fees:13.00 Taxes:74.00

20030203-0014441

R5RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)41624 **FILE BOX "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$20,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **29th DAY OF JANUARY, 2003**

Notary Public

MY COMMISSION EXPIRES 3/25/06

THIS INSTRUMENT WAS PREPARED BY:
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N., NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JAMES E. RECTOR	**S A M E**	**41-153**
1456 Finnland Drive		**12D 88107**
Nashville, TN 37207		

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 OF WHICH IS HEREBY ACKNOWLEDGED **I, VERNON DARYLL MORTON, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. RECTOR, Unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 12th Civil District of Davidson County, Tennessee, and being described according to a Survey by Michael V. Holmes, Registered Land Surveyor, License No. 213, dated September 3, 1992, to-wit:

Beginning at a concrete monument in the southeast corner of Lot No. 8 on the Plan of Skyline Subdivision, Section 2, of record in Book 3700, Page 46, Register's Office for Davidson County, Tennessee, said monument being on the west right of way of Finnland Drive and being the terminus of said Road; thence South 87 degrees 38.13" East 26.57 feet to an iron pin in the centerline of Finnland Drive; thence leaving Finnland Drive, South 5 degrees 44.00" East 288.65 feet to an iron pin in a fence corner; thence with a fence line, North 86 degrees 25' 45" West 730.58 feet to an iron pin in Drake's southwest corner; thence leaving said fence, North 2 degrees 27' 56" West 245.18 feet to an iron pin; thence North 88 degrees 59' 18" East 79.47 feet to a concrete monument, being the southwest corner of Lot No. 8 on the Plan of Skyline Subdivision, also being V. Daryll Morton's line; thence with Morton's South boundary line North 89 degrees 59' 18" East 358.15 feet to an iron pin; thence South 87 degrees 38' 13" East 247.00 feet to the point of beginning, containing 194.733 square feet or 4.47 acres, more or less.

INCLUDED in this conveyance is an easement for ingress and egress to provide the parties, their heirs and assigns, equal access to Finnland Drive. Said easement begins at a concrete monument in the southeast corner of Lot No. 8 in the Skyline Subdivision, Section 2, said point being on the west right of way of Finnland Drive; Thence South 15 degrees 02' 12" West 50.00 feet to a point; thence South 74 degrees 57' 48" East 50.00 feet to a point; thence North 15 degrees 02' 12" East 50.00 feet to a point; the beginning of a curve to the right having a radius of 275.00 feet and a length of 10.75 feet to a point in the east right of way of Finnland Drive; Thence with the terminus of Finnland Drive; North 87 degrees 38' 13" West 53.14 feet to the point of beginning.

BEING the same property conveyed to Vernon Daryll Morton by Quitclaim Deed from Rose Melillo Morton, of record in Instrument Number 20000201-0010218, Register's Office for Davidson County, Tennessee and being the same property conveyed to Vernon Daryll Morton and wife, Rose Morton by deed from Jerry Alley Drake and wife, Adrina P. Drake, of record in Book 8750, Page 285, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as **Acreage on Finnland Drive, Nashville, Tennessee 37207**

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 MY HAND THIS 29TH DAY OF JANUARY, 2003.

Vernon Daryll Morton

VERNON DARYLL MORTON

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 VERNON DARYLL MORTON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of January, 2003.

Carol A. Mazer

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06