Realty
484

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2003.

Notary Public
My commission expires: 05/30/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Shawn Morrison	1st Trust Bank For Savings	141-15-0-A-049.00CO
7347 Rolling River	P.O. Box 17257	
Nashville, TN 37221	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timmie L. Clemons and wife, Barbara J. Clemons**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shawn Morrison and wife, Lorraine Morrison**, hereinafter called the Grantees, their successors 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. 27 on the plan of Section I, Rolling River Estates, of record in Book 4860, Page 27, Register's Office for said County, to which plan reference is hereby made for a more complete and legal description.
>
> Being the same property conveyed to Timmie L. Clemons and wife, Barbara J. Clemons by deed from Samuel A. Baker and wife, Ann B. Baker of record in Book 8242, Page 88, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 7347 Rolling River, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of January, 2003.

Timmie L. Clemons

Barbara J. Clemons

Davidson County DEEDWARR
Recvd: 02/05/03 10:38 2pgs
Fees:13.00 Taxes:610.50

20030205-0015788

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timmie L. Clemons and Barbara J. Clemons, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 31st day of January, 2003.

Notary Public

My Commission expires 05/30/04