WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

Return to: CUMBERLAND TITLE of HENDERSONVILLE 181 E MAIN STREET, SUITE 3 HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Jack Case, Watson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

Davidson County DEEDWARR
Recvd: 04/21/03 11:25 2pgs
Fees:13.00 Taxes:332.63
20030421-0051765

H-0850

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery D. Bratton	Nation One Mortgage Company, Inc.	081-12-0 186.00
(NAME)	(NAME)	
1527 12th Avenue North	50 Braintree Hill Office Park	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Braintree, MA 02184	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Tyrone Morton, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery D. Bratton, 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:

Situated in Davidson County, Tennessee, and being further described as follows:

In the second ward on the city of Nashville what was formerly the 13th Civil District of said county, beginning at a point in the westerly margin of 12th Avenue North, formerly Florence Street 76 feet southerly from the southeast corner of Lot No. 171 on the addition of the town of McGavock, which is the southeast corner of a lot heretofore conveyed by R. W. Turner to P. J. and Maggie Rowan; running thence westerly and with the southerly line of Rowan lot 154 feet, more or less, to the east margin of an alley; thence southerly with said alley 47 feet; thence running westerly and with the fence 154, more or less, to 12th Avenue North, and running thence northerly 47 ½ feet along the westerly margin of 12th Avenue North to the point of beginning at said Rowan's corner

BEING all of the same property conveyed to Tyrone Morton, Unmarried by Warranty Deed from Nancy H. Steele, Married of record in Book 11012, Page 62, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Kejuanis Baugh executes this Warranty Deed for and on behalf of himself and Tyrone Morton pursuant to a Power of Attorney recorded simultaneously herewith.

unimproved ☐

This is improved ☒ property, known as 1527 12th Ave. North, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of April, 2003.

Tyrone Morton

By: Kejuanis Baugh, attorney in fact

By: Kejuanis Baugh, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kejuanis Baugh, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Tyrone Morton, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Tyrone Morton. Witness my hand and Notarial Seal this 16th day of April 2003.

Darlene Shaw
Notary Public

My Commission Expires: 12-10-2003

DARLENE SHAW NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076