Davidson County DEEDWARR
Recvd: 06/16/03 14:46 2pgs
Fees:13.00 Taxes:298.22
20030616-0082605

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 20 03

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Clinton Morgan, Jr. (NAME)	NEW OWNER (NAME)	MAP #120-9
606 McDonald Court (ADDRESS)	(ADDRESS)	PARCEL #16
Nashville, TN 37217 (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, LaVerne D. Miley and wife, Lorene L. Miley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alex Clinton Morgan, Jr. and wife, Lynette Morgan, with a life estate to be retained by LaVerne D. Miley and wife, Lorene L. Miley

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 certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to wit:

Being land in Davidson County, Tennessee, being part of Lot No. 406, on the Plan of Glengarry Park, Section 4, as of record in Book 2900, Page 72, Register's Office for Davidson County, and described as follows:

Beginning at a point in the southeasterly margin of McDonald Court at the common corner of Lots 406 and 407; thence with the line between said lots southeasterly 210 feet to a point; thence southwesterly 8 feet to a point in the northerly boundary of the Briley Parkway as conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 3708, Page 77; thence southwesterly along the margin of said Parkway and along a curve 255 ft. more or less to a point in the southwesterly boundary of Lot 406; thence with the same northwesterly 74.7 feet to the common rear corner of Lots 405 and 406; thence with line between said lots northerly 271.5 feet to a point in the southerly margin of McDonald Court; thence with the same northeasterly along a curve 46.4 feet to the point of beginning.

BEING the same property conveyed to LaVerne D. Miley and wife, Lorene L. Miley by deed from Joseph G. Ange and wife, Hazel Ange, of record in Book 6619, Page

CONTINUED

unimproved ( )
This is improved (X) property, known as 606 McDonald Court, Nashville, TN 37217
(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 our hand s this 12th day of June, 20 03

LaVerne D. Miley

Lorene L. Miley

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 LaVerne D. Miley and wife, Lorene L. Miley

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 03.

Commission expires 11/29/05

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

LEGAL DESCRIPTION CONTINUATION

811, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 72, said Register's Office.