Davidson County DEEDWARR
Recvd: 11/04/03 09:53 2pgs
Fees:13.00 Taxes:159.10
20031104-0161421

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **30th** day of **October, 2003** between **ROLAND MORTON and wife, ELEANOR PERKINS MORTON,** ,GRANTOR, and **EXCEL BUILDER OF TENNESSEE** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

A tract of land in Davidson County, Tennessee, being Lot No. 78, on the Plan of Haynes Estates Subdivision, Section II as of record in Book 4175, Page 13, Register's Office for said County. Said lot fronts 80.0 feet on the easterly side of Meadow Hill Drive and runs back between lines 128.49 feet on the northerly line and 133.99 feet on the southerly line, to a line at the rear on which it measures 80.19 feet.

Being the same property conveyed to Roland Morton and wife, Eleanor Perkins Morton by Quitclaim Deed from Rebecca Stewart, Trustee of record in Book 5264, Page 681, and filed for record on March 22, 1978, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all matters on the Plan of record in Plat Book 4175, Page 13; Restrictive covenants of record in Book 4230, Page 545; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **30th** day of **October, 2003.**

Roland Morton
ROLAND MORTON

Eleanor Morton
ELEANOR PERKINS MORTON

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROLAND MORTON and ELEANOR PERKINS MORTON, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 30th day of October, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept 29, 2005

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $43000

Affiant

Subscribed and sworn before me this 30th day of October, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept 29 2005

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Return to:

Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
EXCEL BUILDER OF TENNESSEE
2107 BUENA VISTA PIKE
NASHVILLE, TN 37218

Send Tax Bills to:

Same

Map & Parcel Number:

59-9/46