Record 1st
File Box 164

File #200320400

Davidson County DEEDWARR
Recvd: 11/17/03 13:29 2pgs
Fees:13.00 Taxes:802.53
20031117-0167385

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 216,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 30th day of October, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugh O. Nash, III	CTX Mortgage Company, LLC	Map: 155-8-C-196
(NAME)	(NAME)	
6817 Collinswood Dr.	216 Centerview Drive	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JAMES P. MORRISON AND WIFE, PENNY TOWNSEND-MORRISON,** hereinafter called the GRANTORS, have bargained and sold, and by these presentsdo transfer and convey unto **HUGH O. NASH, III, 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:

Land in Davidson County, Tennessee, being all of Lot No. 196, on the Plan of Poplar Creek Estates, Phase 2, as shown by plat appearing of record in Plat Book 6900, Pages 339-347, and amended in Plat Book 7900, Pages 888-889, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James P. Morrison and Penny Townsend, both unmarried, Tenants in Common with Right of Survivorship, by Warranty Deed dated March 28, 1997 of record in Book 10407, Page 444, Register's Office for Davidson County, Tennessee. The said James P. Morrison and Penny Townsend having since married. Penny Townsend, now known as Penny Townsend-Morrision.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 6474, Page 346 and amended in Book 6486, Page 587, Book 6662, Page 433, Book 6987, Page 966, Book 7270, Page 648 and Book 9472, Page 824; Charter for Popular Creek Estates Homeowners' Association of record in Book 7120, Page 125; Storm Water Detention Agreement of record in Book 7099, Page 299; and, any and all matters shown on plat of record in Plat Book 6900, Pages 339-347 and amended in Plat Book 7900, Pages 888-889; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 6817 Collinswood Dr., Nashville, TN 37221
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 30th day of October, 2003.

James P. Morrison

James P. Morrison

Penny Townsend-Morrison

Penny Townsend-Morrison

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared James P. Morrison and wife, Penny Townsend-Morrison who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of October, 2003.

Notary Public

My Commission Expires: 

(SEAL)

Mail After Recording To:

Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204