19822

Box 36
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RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/03 14:59 2pgs
Fees:13.00 Taxes:186.85

20031201-0172728

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $50,500.00.

Affiant

Subscribed and sworn to me on November 26, 2003.

NOTARY PUBLIC

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19822SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jon Mark Ivey & Marabeth Quin & Lisa Cochran 1425 Benjamin Street Nashville, TN 37206	1425 Benjamin Street Nashville, TN 37206	83-2-134

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jimmy R. Morris and wife, Sandra Morris, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jon Mark Ivey, Marabeth Quin and Lisa Cochran, as tenants in common, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 50 feet of Lot No. 72 on the Plan of Weakley Home Place, of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmy R. Morris, et ux Carol M. Morris by Deed from John R. Lampley et ux Wilma E. Lampley, of record in Book 5860, page 823, and corrected in Book 5872, page 166, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Jimmy R. Morris by Quitclaim Deed from Carol M. Morris, of record in Book 8167, page 436, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and paid. 2004 and subsequent County taxes are assumed by the Grantees; and
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1423 Benjamin Street, Nashville, TN 37206.

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 do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do 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 on November 26, 2003.

Jimmy R. Morris

Sandra Morris

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 26, 2003, before me personally appeared Jimmy R. Morris and Sandra Morris to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 26, 2003.

NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE