Davidson County DEEDWARR
Recvd: 04/08/04 15:37 2pgs
Fees:13.00 Taxes:444.00

20040408-0040452

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 7/7/2004

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Morgan	Countrywide Home Loans	061-16-0-059
(NAME) 1331 Cardinal Avenue	(NAME) MSN SV22 P.O. Box 10212	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Van Nuys, CA. 91410	
(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,

WILLIAM D. KILLEN, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL E. MORGAN,

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 Lot Nos. 17 and 18, Block "A", on the plan of Greenland Estates, of record in Book 974, Page 13, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Said Lots adjoin and front together 100 feet on the northeasterly margin of Cardinal Avenue, formerly Martha Avenue and extend back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to William D Killen by Warranty Deed dated October 11, 1991 from Shirley A. Stevens of record in Book 8470, Page 852, Register's Office for Davidson County, TN. Carolyn L. Killen, wife of William D. Killen, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1331 Cardinal Avenue, Nashville, TN 37203

(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/our hand(s) this.

William D. Killen

Carolyn L. Killen
By: William D. Killen, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

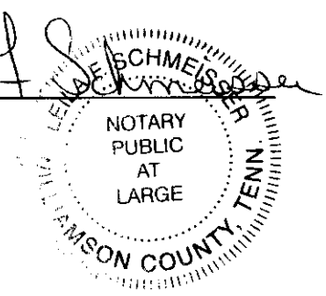
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William D. Killen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this

Commission expires:

7/7/2004

Notary Public



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 1st day of April, 2004, before me personally appeared William D. Killen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carolyn L. Killen as her attorney in fact and acknowledged that he executed the same as the free act and deed of said Carolyn L. Killen.

Notary Public

My commission expires: 7/7/2004

