RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
5228 NORTH MAIN ST. UNIT 6
SPRING HILL, TN 37174

Prepared by: Security Title & Escrow Co., LLC
5228 N. Main St. Ste B-6
Spring Hill, TN 37174

Davidson County DEEDWARR
Recvd: 06/16/04 15:52 2pgs
Fees:13.00 Taxes:610.50
20040616-0071511

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Gerlinda Feagan Cook, formerly Gerlinda M. Feagan, by and through Bruce Jeffers, Attorney-In-Fact, as recorded in Book _____, Page _____** 20040616-0071509 **and husband, William Cook, by and through Bruce Jeffers, Attorney-In-Fact, as recorded in Book _____, Page _____,** 20040616-0071510 FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Joan Dyck,** SECOND PARTY, which expression shall include heirs, assigns, and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

**Located in Davidson County, Tennessee, being more particularly described as follows, to-wit:**

**Being Lot No. 153 (and driveway serving said Lot) on the Plan of Morton Mill Estates, a Planned Unit Development, of record in Book 6900, Page 652, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Gerlinda Feagan Cook, formerly Gerlinda M. Feagan recorded in Book 8015, Page 430, Register's Office of Davidson County, Tennessee.**

**Map 141-12, Group D, Parcel 153**

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; Utility and Drainage Easements, building setback lines and other matters as shown on plat of record in Plat Book 6900, Page 652, Register's Office of Davidson County, Tennessee; Restrictive Covenants affecting subject property of record in Book 7546, Page 145, and amended in Book 7936, Page 704, and Book 8079, Page 804, Register's Office of Davidson County, Tennessee, which restrictive covenants are incorporated herein by reference; the Charter of Morton Mill Estates

Homeowner's Association, Inc. of record in Book 7414, Page 335, Register's Office of Davidson County, Tennessee, the By-Laws of Morton Mill Homeowner's Association, Inc. of record in Book 7546, Page 154, and supplemented and amended by instrument of record in Book 7936, Page 709, Register's Office of Davidson County, Tennessee, and Subject to the deed for common areas as conveyed to Morton Mill Homeowner's Association, Inc. of record in Book 7548, Page 963, Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 10 day of **June, 2004**.

Gerlinda Feagan Cook by Bruce Jeffers Attorney in Fact
**Gerlinda Feagan Cook, By: Bruce Jeffers**

William Cook by Bruce Jeffers Attorney in Fact
**William Cook, By: Bruce Jeffers**

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, **Bruce Jeffers,** with whom I am personally acquainted, and who acknowledged that he is the Attorney-In-Fact of the maker, **Gerlinda Feagan Cook and husband, William Cook** and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this the 10 day of **June, 2004**.

NOTARY PUBLIC
Kim Swanner
My Commission Expires
May 23, 2006
STATE OF TENNESSEE

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 145,000.00

Affiant

Subscribed and sworn to before me, this 10 day of **June, 2004.**

NOTARY PUBLIC
Kim Swanner
My Commission Expires
May 23, 2006
STATE OF TENNESSEE

Notary Public

My Commission expires:

NEW PROPERTY OWNERS:
John Quick
153 Morton Mill Circle
Nashville, TN 37221

PERSON RESPONSIBLE FOR TAXES
Same