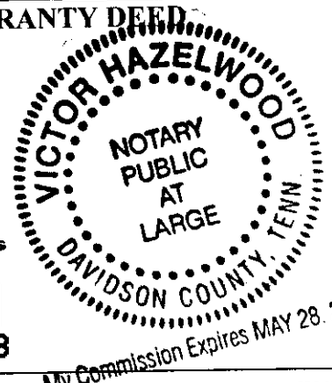
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/25/04 15:44 2pgs
Fees:13.00 Taxes:399.60



20040625-0075968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wills Morgan III	Wills Morgan III	38-40
(NAME)	(NAME)	
5217 Eatons Creek Road	5217 Eatons Creek Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, Ann B. Rainey, unmarried, and Joann Buttery, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wills Morgan III, 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:

Being a house and tract of land located in the 13th Civil District of Davidson County, Tennessee, more fully described as follows, to-wit:
Beginning at a railroad spike in the center of Eaton's Creek Road and the W.H. Holt line; thence south 78deg. 34' west 210 feet to a 30 inch white oak tree in fence line; Thence north and with the W.H. Holt line 81 deg. 20' west 249.0 feet to a fence post in the said Holt line; thence north leaving the W.H. Holt property through the Bessie Seslar lands 31 deg. 50' west 718.0 feet to a stake; thence north 29 deg. 30'east 228 feet to the center of Eaton's Creek Road; thence with the center of Easton's Creek Road, south 88 deg. 50' east 227.5 feet to a point; thence south 77 deg. 30' east 85.9 feet to a point in said road; thence 59 deg. 50' east 126.5 feet to a point in said road; thence south 34 deg. 10' east 124 feet to an iron pin in the center of said road; thence south 14 deg. 10' east 453.3 feet to an iron pin in the new location of Eaton's Creek Road; thence south 30 deg. East 205.7 feet to a railroad spike in the center of Eaton's Creek Road, being the point of the beginning and containing 10.3 acres, more or less, as shown by a survey made April 14, 1951 by Norris H. Hickerson, Surveyor.

Being the same property conveyed to Ann B. Rainey and Joann Buttery, by deed of record in Book 11718, Page 949, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as 5217 Eatons Creek Road, Nashville, TN 37218

(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 our hands this 23rd day of June, 2004.

Ann B. Rainey

Joann Buttery

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann B. Rainey and Joann Buttery with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of June, 2004.

Commission expires: May 28, 2006

Beth Triplett Notary Public

