This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 033-15-0
PARCEL: 010.02
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Mark D. & Kelley M. Morris
6509 Lickton Pike
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 06/08/05 07:59 2 pgs
Fees:13.00 Taxes:544.92
**20050608-0065187**

# WARRANTY DEED

**THIS INDENTURE,** made this 31st day of May, 2005 between

**Dennis Ramsey and wife, Barbara Joan Ramsey**

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

**Mark D. Morris and wife, Kelley M. Morris**

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:**

**Being Lot No. 117 on the Plan of Pleasant Hill Addition, Section Two, of record in Plat Book 4595, Page 46, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 117 which is a corner lot, fronts 270.14 feet on the Southerly margin of Cunniff Parkway and fronts 179.27 feet on the Easterly margin of Green Acres Drive, said frontages being joined by a curve having a length of 38.81 feet, and extends back 252.74 feet on the Southerly line and 219.78 feet on the Easterly line to a point of intersection.**

**This being the same property conveyed to Dennis Ramsey and wife, Barbara Joan Ramsey by Warranty Deed dated 10/21/1980 from Arthur L. Primrose and wife, Kaye C. Primrose of record in Book 5667, Page 915, Register's Office Davidson County, Tennessee.**

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

**Dennis Ramsey**

**Barbara Joan Ramsey**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis Ramsey and wife, Barbara Joan Ramsey the within named bargainors, 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 purposes therein contained.

Witness my hand and official seal at office this 31ST day of May, 2005.

Notary

My Commission Expires: 9/30/06

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $147,277.00.

Affiant

Sworn to and subscribed before me this 31ST day of May, 2005.

Notary Public

My Commission Expires: 9/30/06

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY