Davidson County DEEDWARR
Recvd: 08/24/05 11:07 2 pgs
Fees:13.00 Taxes:1757.50

20050824-0100987

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 2005.

Notary Public
MY COMMISSION EXPIRES 4/10/06
File No. G5-5327D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Murray F. Cannon, a married man (NAME)	SunTrust Mortgage, Inc. (NAME)	12-193 (10.5 Acres) 18-1
6252 Lickton Pike (STREET ADDRESS	P. O. Box 26149 (STREET ADDRESS)	
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	Richmond, VA 23260-6149 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **William D. Morrison and Sherri Ann Morrison, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Murray F. Cannon,** and wife, Billie S. Cannon, 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 the 11th Councilmanic District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the northerly margin of Lickton Pike, said pin being the most southwest corner to herein described tract; and a common corner to Thruman W. McKee, and wife, (Deed Book 5427, page 585, RODCT); thence now leaving said margin North 16 degrees 58 minutes 13 seconds West, 718.80 feet to an existing iron pin; thence North 30 degrees 37 minutes 13 seconds West 292.50 feet to an existing iron in; thence North 78 degrees 04 minutes 06 seconds East, 429.19 feet to an existing iron pin; thence north 78 degrees 04 minutes 06 seconds East, 429.19 fet to an existing iron pin; thence South 09 degrees 59 minutes 38 seconds East, 467.60 feet to an existing iron pin; thence South 06 degrees 46 minutes 13 seconds East, 565.82 feet to an existing iron pin in the margin of Lickton Pike; thence with said margin South 88 degrees 31 minutes 34 seconds West, 209.11 feet to the point of beginning, containing 6.96 acres, more or less.

Being the same property conveyed to William D. Morrison and Sheila Ann Morrison, husband and wife, by Deed from Carl L. Gibson and wife, Alberty O. Gibson, dated October 3, 1994, of Record in Book 9498, Page 659, Register's Office for Davidson County, Tennessee.

Land in th 11th councilmatic district of Davidson County, Tenneessee, beng tracts 2 and 3 as shown on a survey for Carl Gibson by Tommy Walker, dated 7-14-92, and more particularly described as follows:

Commencing in the north right of way of Lickton Pike at the southeast corner of Thurman W. McKee as recorded in deed book 5427, page 585, R.O.D.C.; thence leaving said right of way along the easterly line of McKee and the west line of tract 1 on said survey North 16 degrees 58 minutes 13 seconds West, 716.80 feet; thence North 30 degrees 37 minutes 13 seconds West 292.50 feet to the point of beginning; thence along the westerly line of tract 2, North 25 degrees 04 minutes 13 seconds West, 303.45 feet; thence North 11 degrees 55 minutes 13 seconds West, passing the northwest corner of tract 2 at 158.03 feet, a total of 282.72 feet; thence North 17 degrees 18 minutes 47 seconds East 255.00 feet; thence North 26 degrees 20 minutes 02 seconds West 268.78 feet to the northwest corner tract 3; thence along the north line of tract 3 North 86 degrees 49 minutes 48 seconds East 466.30 feet to the northeast corner of tact 3; thence South 12 degrees 18 minutes 44 seconds East, 150.69 feet thence South 12 degrees 01 minutes 53 seconds East, 195.62 feet; thence South 9 degrees 55 minutes 57 seconds East passing the southeast corner of tract 3 at 186.32 feet, a total distance of 417.06 feet; thence South 9 degrees 59 minutes 38 seconds East 217.04 feet to the southeast corner of tract 2; thence along the south line of tract 2, south 78 degrees 04 minutes 06 seconds West, 429.19 feet to the point of beginning.

Being the same property conveyed to William D. Morrison and Sheila Ann Morrison, husband and wife , by Deed from Carl L. Gibson and wife, Alberta O. Gibson, dated July 30, 1996, of Record in Book 10140, Page 712, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 6252 Lickton Pike, Goodlettsville, TN 37072.

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. Whenever 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 22nd day of August, 2005.

× William D. Morrison

× Sherri Ann Morrison
Sherri Ann Morrison

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 William D. Morrison and Sherri Ann Morrison, husband and wife, 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, this 22nd day of August, 2005.

My Commission Expires: 3/25/06

MICHAEL THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public