This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1060016

Davidson County DEEDWARR
Recvd: 02/21/06 14:04 3 pgs
Fees:18.00 Taxes:392.20

20060221-0020187

Send Tax Bills To:
Marie A. Gordon
3132 East Lake Dr.
Nashville, Tn. 37214

New Owner is: Marie A. Gordon
3132 East Lake Drive
Nashville, TN 37214

MAP: 108-08-196.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Floyd Carl Morris and Rebecca Evans Morris**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Marie A. Gordon and Earline Tugle**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

RLM FCM

IMAGE

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a portion of Lot 22, Zone Lot Division of Lots 22 thru 28 and 68 thru 73, Eastlake Subdivision of record in Book 5800, page 151, amending Plat Book 5200, page 343, said Register's Office.

Land in Davidson County, Tennessee, beginning at a point in the westerly line of Eastlake Drive said point being 30.29 feet in a northerly direction from the commmon boundary of Lots 22 and 23, Eastlake Subdivision as of record in Book 5800, page 151, Register's Office, Davidson County; thence, following said boundary of Eastlake Drive in a northerly direction 5.37 feet and aound a curve, also in a northerly direction 34.34 fet to a point; thence North 77 deg. 38 min. 16 sec. East 138.16 feet to a point; thence South 77 deg. 42 min. 3 sec. East 48.33 feet to a point; thence south 1 deg. 44 min. 46 sec. West 20.08 feet to a point; thence South 77 deg. 38 min. 16 sec. West 179.36 feet to the point of beginning.

Being the same property conveyed to Floyd Carl Morris and wife, Rebecca Evans Morris from Jerry D. Butler and wife, Judith Butler dated February 26, 1985 and recorded February 28, 1985 in Book 6500, page 681, Register's Office for Davidson County.

~~Being the same property conveyed to Marie A. Gordon and Earline Tugle from Floyd Carl Morris and wife, Rebecca Evans Morris by Deed dated _____, and recorded _____, in Instrument No. _____, Register's Office for Davidson County.~~

This conveyance is subject to Restrictions in Book 5761, page 355; Instrument No. 20010201009978; and all matters of record on plat in Plat Book 5800, page 151 and Plat Book 5200, page 343, Register's Office for Davidson County.

Also commonly known as: 3132 Eastlake Drive, Nashville, TN 37214

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 9th day of February, 2006.

GRANTOR:

Floyd Carl Morris

Rebecca Evans Morris

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Floyd Carl Morris and Rebecca Evans Morris**, with whom I am personally acquainted ~~(or proved to me on the basis of satisfactory evidence)~~, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 9th day of February, 2006.

PEGGY S. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $106,000.00.

Marie A Gaden
Affiant

SWORN TO and subscribed before me this 9th day of January, 2006.

Peggy S Hill
NOTARY PUBLIC

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

My commission expires:

7-25-09