WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/06 12:23 2 pgs
Fees:13.00 Taxes:739.63
20060428-0048932

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabrena Killeen	SUNTRUST MORTGAGE, INC.	MAP 6 PARCEL 52
(NAME) 2069 Old Baker Road	(NAME) 201 4TH AVENUE NORTH, 7TH FLOOR	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) NASHVILLE, TN 37219	
(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, I, **JOHN PATRICK MORTON, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SABRENA KILLEEN, A MARRIED PERSON,** 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:

TRACT NO. 3:
Land in Davidson County, Tennessee, described according to a survey by Wayne S. Cooper, Surveyor, dated May 24, 1972, described as follows:
Beginning at a railroad spike in the centerline of an old railroad bed, now Bakers Station Road; thence with the centerline of said road, North 46 deg. 30' West 37 feet to a railroad spike; thence leaving centerline of Bakers Station Road and with the centerline of the Old County Road, North 5 deg. 30' West 300 feet to an iron pin; thence continuing with centerline of said road, North 31 deg. 30' West 148.9 feet to an iron pin; thence leaving said road, North 55 deg. 0' East 152 feet to an iron pin on the southwesterly margin of the L & N Railroad right of way; thence with the margin of said right of way South 41 deg. 30' East 103.5 feet to an iron pin by the base of a 8 inch twin cherry tree; thence with a fence, South 3 deg. 0' West 471 feet to the point of beginning containing 1.1 acres, more or less.

TRACT NO. 4:
A parcel of land in the 10th Civil District of Davidson County, Tennessee, being described as follows:
Beginning at a point in the original northwest corner of the Holland land; thence, South 42 deg. 00' East 150 feet to an iron pin; thence South 46 deg. 00' East 77 feet to an iron pin and with southerly margin of L & N Railroad right of way; thence South 18 deg. 00' West 47 feet to an iron pin; thence South 48 deg. 00' West 259.6 feet to an iron pin; thence North 5 deg. 00' East along the original Holland line 363 feet to the point of beginning, containing 0.86 acres, according to a survey by Wayne S. Cooper, Sr., Surveyor, dated June 15, 1972.

Being the same property conveyed to John Patrick Morton by deed dated February 25, 1999 of record in Book 11364, page 829, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 2069 Old Baker Road, Goodlettsville, TN 37072
(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.

FILE BOX 15

Witness my hand this 26th day of April, 2006.

John Patrick Morton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, John Patrick Morton the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 4/26/2006.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

FILE BOX 45