McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON **MY COMMISSION EXPIRES: OCTOBER 10, 2009** (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $251,000.00 Affiant Subscribed and sworn to before me, this 15th day of June, 2006. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/10/06 12:01 6 pgs
Fees:33.00 Taxes:928.70
20060710-0082357

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gregory G. Turner	**New Owner**	**Map 160-7, Parcel 47**
778 Hill Road		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mary Virginia Morgan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory G. Turner

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 Davidson County, Tennessee, described as follows: BEGINNING at a stake in the center of the public road at the fork, Baxters corner, running thence North 2 deg. East with the center of said road 9 poles to a stake; thence South 87 deg. East 19 poles to a stake; thence South 3 deg. West 12.2 poles to a stake in the center of the public road South of the Southeast butment of the bridge; thence with the center of said road as it meanders North 46 deg. West 4.6 poles North 67 deg. West 2 poles, North 85 deg. West 10.6 poles South 78-1/3 deg. West 3.5 poles to the beginning, containing by survey one acre and 6 poles.

Not included in this legal description but included in this conveyance is the property acquired as a result of the straightening of Hill Road, as described on the pages attached hereto. Total property conveyed is approximately 1.54 acres, more or less, according to Metropolitan Davidson County Tax Assessor's Office.

Being the same property conveyed to Mary Virginia Morgan, by Warranty Deed, from William Broadwell Morgan, of record in Book 7223, page 794, Dated April 24, 1987, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Power of Attorney of record in Instrument No. 20030829-0125473, Register's Office for Davidson County, Tennessee.
Road Right of Way to Metro Government of record in Book 6313, page 656, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 5448 Overton Road, Nashville, TN 37220.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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

Witness my/our hand(s) this 15th day of June, 2006.

Mary Virginia Morgan by [signature] Attorney in Fact

Mary Virginia Morgan
By: Russell J. McCann, Attorney-in-Fact
Power of Attorney of record in Instrument No. 20030829-0125473, Register's Office for Davidson County, Tennessee. Additional Power of Attorney recorded immediately prior to this instrument.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Mary Virginia Morgan** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Mary Virginia Morgan, and is authorized by **Mary Virginia Morgan** to execute this instrument on his/her behalf.

Witness my hand, at office, this 15th day of June, 2006.

[signature]
Notary Public

My Commission Expires:_____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

File #: **06392-JM**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

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C. C. THACKER, SECRETARY



HIGHWAY DEPARTMENT

ENGINEERING DIVISION

DAVIDSON COUNTY

NASHVILLE · TENNESSEE

800 SOUTH 5TH STREET

March 25, 1942

Mr. Bradley Walker
Nashville Trust Building
Nashville, Tennessee

Dear Sir:

Enclosed you will find a sketch of the property of the Morgan's on the Hill Road at the intersection of the Overton Road.

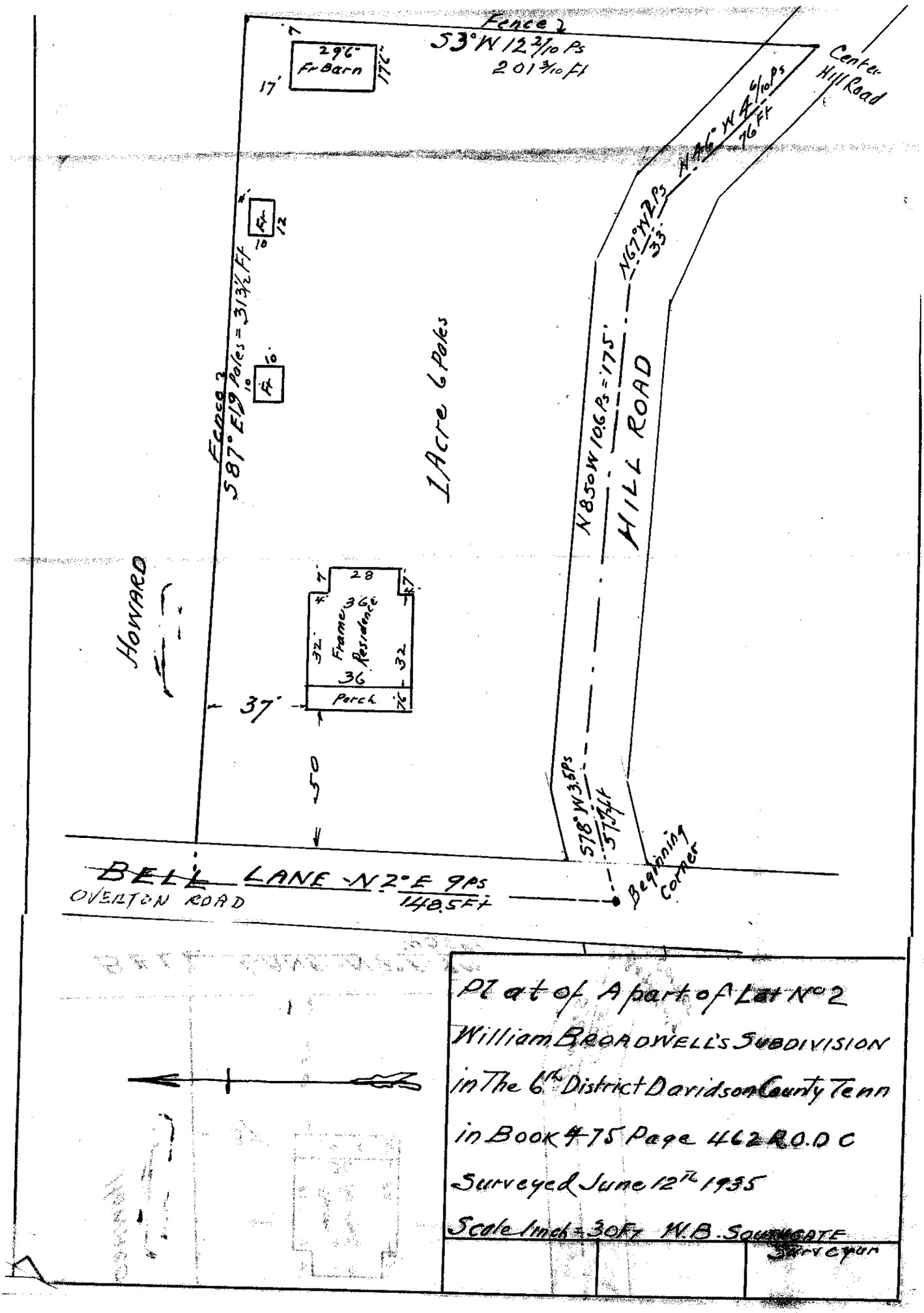
You will note that the new location is completely in the property across the road, which at the time of the construction of the road belonged to Bob Proctor.

I guess the Morgan deed called for the middle of the old road, and, of course, as far as we are concerned, they can set their fence out to that place.

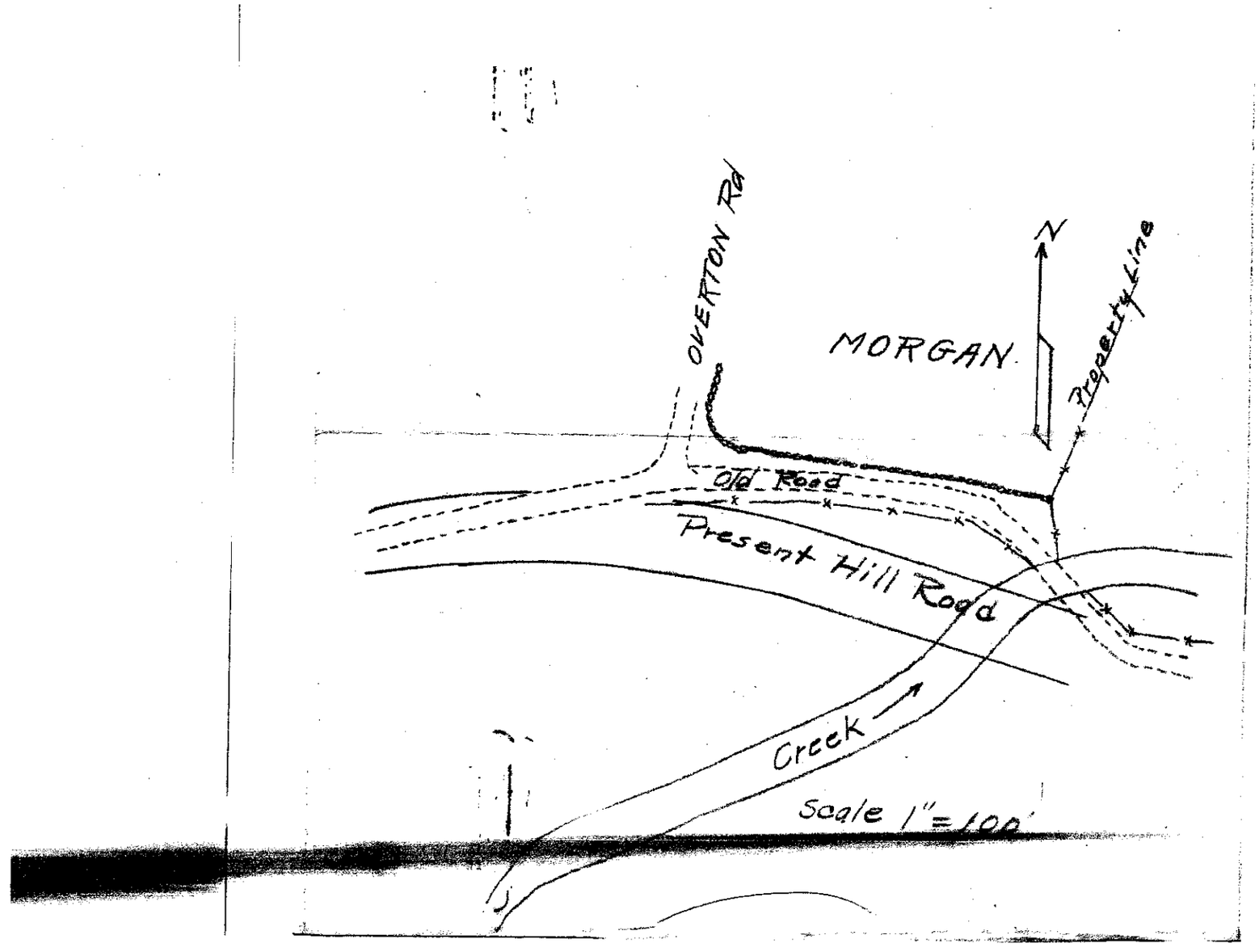
Very truly yours,

J. C. Akers, Engineer

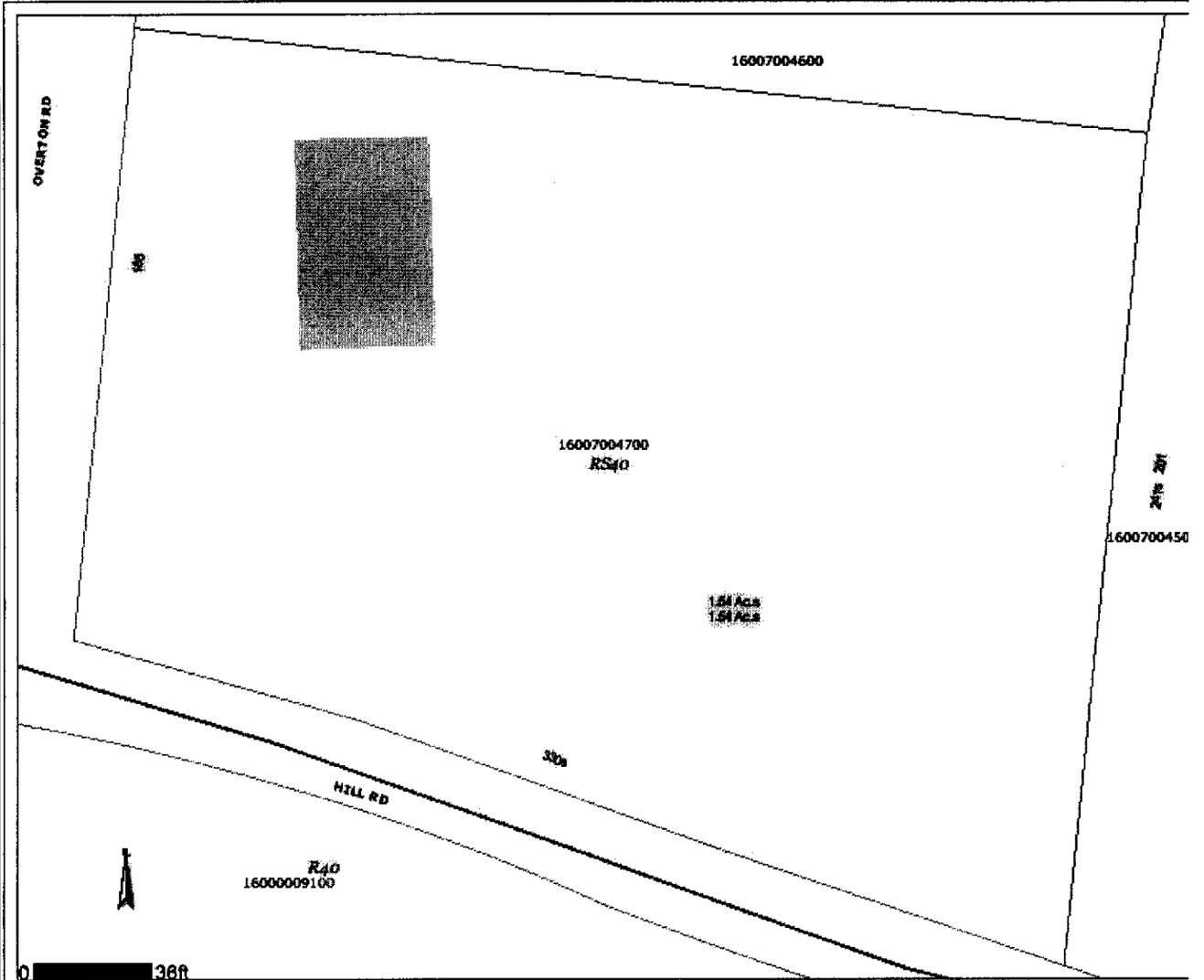
JCA:ee
enc. 1



Plat of A part of Lot No 2
William Broadwell's Subdivision
in The 6th District Davidson County Tenn
in Book 475 Page 462 R.O.D.C
Surveyed June 12th 1935
Scale 1 inch = 30 Ft W.B. Squires Gate
Surveyor


OVERTON Rd
MORGAN
N
Property Line
Old Road
Present Hill Road
Creek
Scale 1" = 100'

On-line Property Map



DISCLAIMER: The user understands that the entities which comprise Metropolitan Government make no representations as to the accuracy of the information in the mapping data, but rather, provide said information as is. The user knowingly waives any and all claims for damages against any and all of the entities comprising Metropolitan Government that may arise from the mapping data. This is not a legal document!