3801
book 180

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$110,000.00~~

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MARCH, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/14/09

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02032 MOREL NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Gary ~~G.~~ Paul Morel and Brooke Morel	~~Same~~ National City Bank	162-9B-86.00 CO
5600 Country Drive	PO Box 1024	
Nashville, TN 37211	Dayton OH 45401-1024	

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

MARK DUCKWORTH, AND WIFE, MELISSA DUCKWORTH

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

Gary ~~G.~~ **PAUL MOREL, AND WIFE, BROOKE MOREL**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5600 Country Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same ianencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

Witness Our hand on the 29th day of March, 2007.

Mark Duckworth

Melissa Duckworth

Davidson County DEEDWARR
Recvd: 04/05/07 12:28 2 pgs
Fees:13.00 Taxes:440.30
20070405-0041017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named,MARK DUCKWORTH AND MELISSA DUCKWORTH, the bargainor(s), 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 Franklin, Tennessee, this 29th day of March, 2007.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires
July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING COTTAGE NO. 315, ON THE REVISED SITE PLAN, PHASE 3, HICKORY VALLEY CONDOMINIUMS OF RECORD IN BOOK 5200, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARK DUCKWORTH AND WIFE, MELISSA DUCKWORTH BY WARRANTY DEED FROM GRIGSBY T. WHITE, UNMARRIED AND THOMAS M. SCHLUETER, UNMARRIED, RECORDED ON THE 21ST DAY OF DECEMBER, 2001 IN INSTRUMENT NO. 20011221-0141323, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.