WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/07 10:51 2 pgs
Fees:13.00 Taxes:773.30

20070727-0089411

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 2007

Notary Public

MY COMMISSION EXPIRES: 5/2/2011 (AFFIX SEAL)

J. LYNN RUSSELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam Tayyum (NAME)	NEW OWNER (NAME)	MAP & PARCEL
100 Morningview Court (ADDRESS)	← SAME (ADDRESS)	04211000200
Madison, TN 37115 (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, WE, Patsy Sowell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam Tayyum and wife, Linda Tayyum

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:

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

Being Lot No. 29 on the Plan of Morning View Subdivision, Section 2, as of record in Book 2133, Page 99, Register's Office for said County, and as amended in Book 2706, Page 229, said Register's Office described as follows:

BEGINNING at a point on the southwesterly margin of Morning View Court at the corner of Lots Nos. 28 and 29; thence with the line betwen said lots, southwestwardly 173.74 feet to the corner of Lots Nos. 27, 28, 29: thence with the line between said Lots Nos. 27, and 29, westwardly 218.20 feet to the eastern boundary line of the Church of God property; thence with said Chruch's eastern boundary line, north 6 deg. 21' 45" west 65 feet to the corner of Lots Nos. 29 and 30; thence with the line between said Lots Nos. 29 adn 30, northeastwardly 266.8 feet to the southwesterly margin of said Court, thence with same, southeastwardly 109.96 feet to the beginning.

Being the same property conveyed to J. D. Sowell and wife, Patsy Sowell by Warranty Deed from Anna M. Vaugh a/k/a Vaughan of record in Book 7299, Page 267, Register's Office for Davidson County, Tennessee. The said J.D. Sowell now being deceased.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS THEREAFTER; RESTRICTIONS OF RECORD IN BOOK 2276, PAGE 290, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT THE THE PLAN OF MORNINGVIEW SUBDIVISION, SECTION 2, OF RECORD IN PLAT BOOK 2133, PAGE 99 AND AMENDED IN BOOK 2706, PAGE 229, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 100 Morningview Court, Madison, TN 37115
(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.

Witness my hand this 13th day of July 2007

Patsy Sowell

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 Patsy Sowell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 13th day of July, 2007.

Commission expires MY COMMISSION EXPIRES 1/23/2010

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public