Record & Return

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

07-0258

State of Tennessee
County of Davidson
The actual consideration or value whichever is Greater, for this transfer is $ 153,000.00

Affiant

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Subscribed and sworn to before me, this the 30th day of August, 2007

Notary Public

My Commission Expires: 11-25-07

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Jennifer Williams Sutton	American Sterling	19-04-0-141.00
317 Bowwood Drive	1401 S. Brentwood Blvd. Ste 600	
Nashville, TN 37217	St. Louis, Missouri 63144	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Patricia S. Morris, widow** said Grantor does hereby bargain, sell, transfer and convey unto **Jennifer Williams Sutton, married** 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, being Lot No. 159, on the Map of Glencliff Estates, Section Three, as shown on plat of record in Plat Book 1424, page 1, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Murray B. Morris and wife, Patricia S. Morris by Deed of record in Book 8122, Page 132 recorded 6/4/1990, Register's Office for Davidson County, Tennessee. The said Murray B. Morris having since died on 12/12/1998 property now vest in Patricia S. Morris.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 317 Bowwood Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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.

Davidson County DEEDWARR
Recvd: 09/04/07 15:07 2 pgs
Fees:13.00 Taxes:566.10
20070904-0106092

Witness my hand this 30th day of August, 2007.

Patricia S. Morris

STATE OF TENNESSEE -
COUNTY OF Davidson

On this 30th day of August, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patricia S. Morris** to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of August, 2007.

Darlene Edwards
Notary Public

My Commission Expires: 11-25-07

