Davidson County DEEDWARR
Recvd: 09/07/07 10:07 2 pgs
Fees:13.00 Taxes:758.50

20070907-0107488

WARRANTY DEED

ET-07-0460

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin L. Harris	Owner	
3610 Old Hickory Boulevard	(NAME) 1405 Trailridge Circle	53-16-54
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES R. MORRISON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN L. HARRIS, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 70 FEET OF LOT NO. 18 SECTION II ON THE PLAN OF LIFE AND CASUALTY INSURANCE COMPANY'S SUBDIVISION OF DABBS AND ELLIOTT PROPERTY IN DUPONTONIA, OLD HICKORY, TENNESSEE, OF RECORD IN BOOK 843, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID PART OF SAID LOT FRONTS 70 FEET ON THE NORTHERN SIDE OF OLD HICKORY BOULEVARD AND RUNS BACK BETWEEN PARALLEL LINES 725 FEET TO A DEAD LINE.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM IS A PORTION OF THE ABOVE DESCRIBED PREMISES HAVING BEEN CONVEYED TO THE STATE OF TENNESSEE BY RIGHT OF WAY DEED RECORDED IN BOOK 4991, PAGE 763, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A PART OF LOT 18, SECTION 2, ON THE PLAN OF LIFE AND CASUALTY INSURANCE COMPANY SUBDIVISION, OF RECORD IN BOOK 843, PAGE 56, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEAST MARGIN OF OLD HICKORY BOULEVARD (STATE ROUTE 45) AND THE SOUTHEAST BOUNDARY OF THE JAMES GRISHAM PROPERTY, THENCE ALONG THE SAID BOUNDARY NORTH 44 DEGREES 15 MINUTES EAST 5 FEET MORE OR LESS TO A POINT, THENCE SOUTH 45 DEGREES 45 MINUTES EAST 70 FEET MORE OR LESS TO A POINT, THENCE SOUTH 44 DEGREES 15 MINUTES WEST 5 FEET MORE OR LESS TO A POINT IN THE SAID MARGIN, THENCE ALONG THE SAID MARGIN NORTH 45 DEGREES 45 MINUTES WEST 70 FEET MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 350 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. MORRISON BY WARRANTY DEED FROM JOHN D. APPLEGATE AND GRACE APPLEGATE WEEKLY, RECORDED ON THE 14TH DAY OF NOVEMBER, 1986 IN BOOK 7040, PAGE 103, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is investment property, and has never been the principal residence of James Morrison.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 843, page 56; Book 4991, page 763; Book 924, page 121; Register's Office for said County.

unimproved ( )

This is improved (X) property, known as 3610 Old Hickory Boulevard, Old Hickory, Tennessee 37138

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of August, 2007.

James R. Morrison

STATE OF Tennessee
COUNTY OF Wilson

On this the 30th day of August, 2007, before me personally appeared James R. Morrison to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 09-16-07

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520