BILL GARRETT, Davidson County
Trans:T20110013894 DEEDWARR
Recvd: 03/08/11 10:55 2 pgs
Fees:13.00 Taxes:388.50
20110308-0018466

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this 4th day of March, 2011.

Notary Public

My commission expires:

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Danny C. Morris and Linda H. Morris	**New Owner**	06104012900
4217 Brush Hill Road	**341 Deep Woods Circle**	
Nashville, TN 37216	**Nashville, TN 37214**	
		File #: ST9578

FOR AND IN 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 ACKNOWLEDGE, WE,

Alfred F. James and wife, Mary Ann Brandon

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

Danny C. Morris and wife, Linda H. Morris

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 Number 14, Block #2, on the Plan of A.J. McGaughley's Second Haysboro Subdivision, of record in Plat Book 547, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 14 fronts 100 feet on the West side of Brush Hill Road, beginning 250 feet South of the Southerly margin of Haysboro Avenue where it intersects with Brush Hill Road, and extends back Westwardly between parallel lines, 300 feet to a dead line.

A strip of land, 25 feet wide, on the top of the Cumberland River Bluff, running North and South the entire length of the property set out in the Plan of A.J. McGaughey's First Haysboro Subdivision, as recorded in Book 547, Pages 15 and 16, of the Register's Office for said County, was dedicated to Public use and is called Haysboro Drive.

The land lying on the East side of Haysboro Drive and extending from the East margin of said Drive to the low water mark of the Cumberland River has been specifically reserved for the use and benefit of the owners of Lots in the McGaughey tract, which extends from the Cumberland River Westwardly to Gallatin Road.

Being the same property conveyed to Alfred F. James and wife, Mary Ann Brandon by Warranty Deed from William H. Ragan and wife, Charlotte Ragan, recorded on the 19th day of July, 2000 in Instrument No. 200007190071184, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 547, Page 43, Register's Office for Davidson County, Tennessee.

This is improved (~~X~~ AFJ MAB) unimproved (X) property known as 4217 Brush Hill Road, Nashville, TN 37216.

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 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 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/our hand(s) this 4th day of March, 2011.

Alfred F. James

Mary Ann Brandon

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, Alfred F. James and Mary Ann Brandon , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2011.

NOTARY PUBLIC Notary Public
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

My Commission Expires:

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.