SEND TAX BILL:
Kelly M Morris and Mark Morris
6509 Lickton Pike
Goodlettsville, TN 37072

PROPERTY OWNER:
Kelly and Mark Morris
Same

MAP: 018 16 0 031.00

BILL GARRETT, Davidson County
Trans:T20120063473 DEEDWARR
Recvd: 08/24/12 10:43 2 pgs
Fees:13.00 Taxes:182.28

20120824-0076338

FROM: Hannah Elizabeth Durham

TO: Mark Morris and Kelley Morris

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hannah Elizabeth Durham** hereby sell(s), transfer(s) and convey(s) unto and the said party's heirs and assigns, **Mark Morris and Kelley Morris** a certain tract or parcel of real estate, and being more particularly bounded and described as follows, to-wit:

LOCATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE SOUTH MARGIN OF A 50 FOOT STREET OR ROADWAY, BEING DEDICATED TO PUBLIC USE BY INSTRUMENT OF RECORD IN BOOK 2280, PAGE 521, REGISTER'S OFFICE FOR SAID COUNTY, AT A POINT WHICH IS 376.5 FEET WEST OF THE WESTERLY EDGE OF THE PAVEMENT OF THE SPRINGFIELD PIKE; THENCE SOUTH 17 ½ DEGREES. EAST 110 FEET TO A POINT IN THE NORTH LINE OF THE PROPERTY CONVEYED TO LAKEWOOD WATER COMPANY, BY DEED OF RECORD IN BOOK 881, PAGE 37, SAID REGISTER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID WATER COMPANY PROPERTY, SOUTH 74 DEGREES WEST 39 FEET, MORE OR LESS, TO A POINT, THE NORTHWEST CORNER OF SAID WATER COMPANY PROPERTY; THENCE WITH THEIR WEST LINE, SOUTH 17 ½ DEGREE EAST 50 FEET TO THEIR SOUTHWEST CORNER; THENCE SOUTH 72 DEGREES WEST 86 FEET TO A POINT; THENCE NORTH 17 ½ DEGREES WEST 160 FEET TO THE SOUTH MARGIN OF SAID 50 FOOT RIGHT OF WAY; THENCE WITH THE SAME NORTH 72 DEGREES EAST 125 FEET TO THE BEGINNING.

Being the same property conveyed to Charles C. Durham by Warranty Deed recorded 3/2/62 in Book 3344 at Page 215, Register's Office of Davidson County, Tennessee. The said Charles C. Durham died 6/16/71 and vested title to Hannah Elizabeth Durham by virtue of his Will recorded 4/25/12 in Instrument No. 20120425-0035367 and Affidavit of Heirship recorded 7/16/12 in Instrument No. 20120716-0062407, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD all rights, title and interest in the above described tract of real estate unto the said and said party's heirs and assigns, **Mark Morris and Kelley Morris** forever in fee simple.

Hannah Elizabeth Durham covenant(s) that said party is lawfully seized and possessed of the above described tract of real estate; that said party has a good and lawful right to sell and convey the same; and that the same is free and unencumbered.

Hannah Elizabeth Durham covenant(s) and bind(s) said party, and the party's heirs and representatives, to forever warrant and defend the title to the above described tract of real estate unto **Mark Morris and Kelley Morris** and said party's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 17 day of Aug, 2012.

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Hannah Elizabeth Durham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Hannah Elizabeth Durham** with whom I am personally acquainted, and who acknowledged that said party has executed the foregoing deed instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville (city), Tennessee, on this the 17 day of August, 2012.

Notary Public: _____

My Commission Expires: 3-24-13

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 49,263.79 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Affiant

Subscribed and sworn to before me this the 17 day of August, 2012

Notary Public or Register

My Commission Expires: 3-24-13

Prepared by and after recording, send to:
Title Center of the South, LLC
783 Old Hickory Blvd, Suite 356
Brentwood, TN. 37027