THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----------

Ten ($10.00) & 00/100 ---------- **DOLLARS**

cash in hand paid by Walter H. Morgan, Sr. and wife, Hazel M. Morgan, the receipt of which is hereby acknowledged, and in further consideration the said Walter H. Morgan, Sr. and wife, Hazel M. Morgan have assumed and agreed to pay the principal balance due on a note for the original principal amount of $3,000 Newspaper & Printers Credit Union, secured by deed of trust of record in Book 1569, page 555, Register's Office for Davidson County, Tennessee, we, Walter H. Morgan, Jr. and wife, Virginia B. Morgan, **have bargained and sold, and by these presents do transfer and convey unto the said** Walter H. Morgan, Sr. and wife, Hazel M. Morgan, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 23 on the Map of Richardson Place Subdivision, as of record in Book 547, page 135, Register's Office for said County.

Said Lot No. 23 fronts 60 feet on the northerly side of Holly Street and runs back between parallel lines, 172 feet to a dead line.

Being the same property conveyed to Walter H. Morgan, Jr. by deed from Sheller B. Brooks and husband, Charlie Brooks, Jr., of record in Book 1553, page 293, said Register's Office.

This conveyance is made subject to sewer easement contained in an instrument of record in Book 1153, page 357, said Register's Office, and restrictive covenants contained in an instrument of record in Book 936, page 776, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter H. Morgan, Sr. and wife, Hazel M. Morgan, their **heirs and assigns, forever.**

And we **do covenant with the said** Walter H. Morgan, Sr. and wife, Hazel M. Morgan **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, except as** above shown.

And we, Walter H. Morgan, Jr and wife, Virginia B. Morgan **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Walter H. Morgan, Sr. and wife, Hazel M. Morgan, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hand this 21st day of April, 1953

Walter H. Morgan Jr.

Virginia B. Morgan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Eileen Conway, a Notary Public in and for said County and State, the within named Walter H. Morgan, Jr. and wife, Virginia B. Morgan, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of April, 1953

Commission expires 4-21-56

Eileen Conway
Notary Public