BOOK 3858 PAGE 119

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Eldridge Morgan (NAME)	Dennis Eldridge Morgan (NAME)	15D-46410
2112 Geneiva Drive (STREET ADDRESS OR ROUTE NUMBER)	2112 Geneiva Drive (STREET ADDRESS)	Map 72-8
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 75

For and in Consideration of the sum of Ten and no/100 ----------($10.00) ---------- ---------- *DOLLARS*

cash in hand paid by Dennis Eldridge Morgan and wife, Donna Hicks Morgan, the receipt of which is hereby acknowledged, and for a further consideration the said Dennis Eldridge Morgan and wife, Donna Hicks Morgan have assumed and agree to pay the unpaid balance of an original indebtedness of $10,200.00 secured by deed of trust of record in book 2319, page 579, Register's Office for Davidson County, Tennessee; and the further consideration of the love and affection we have for our son, Dennis Eldridge Morgan and his wife, Donna Hicks Morgan,



We, Escue E. Morgan and wife, Maude O. Morgan,

have bargained and sold, and by these presents do transfer and convey unto the said Dennis Eldridge Morgan and wife, Donna Hicks 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. 9 on the Plan of Geneiva Heights, of record in book 2083, page 65, Register's Office for said County.
Said lot No. 9 fronts 55 feet on the southerly side of Geneiva Drive and runs back between lines 140.73 feet on the easterly side and 150.39 feet on the westerly line to a dead line in the rear, measuring 89 feet thereon.
Being the same real property conveyed to Escue E. Morgan and wife, Maude O. Morgan, by deed from James W. Lane and wife, of record in book 3399, page 369, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities, 60-foot building setback line from Geneiva Drive, and conditions of owners certificate, as shown on plan of record in book 2083, page 65, Register's Office for said County, 5x20 foot easement for public utilities at the northeast corner of premises as set out in instrument of record in book 2249, page 14, said Register's Office, and no restrictive covenants of record in book 2204, page 301, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2112 Geneiva Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dennis Eldridge Morgan and wife, Donna Hicks Morgan, *their heirs and assigns, forever.*

And we *do covenant with the said* Dennis Eldridge Morgan and wife, Donna Hicks 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 taxes for 1965 which are prorated and assumed by the grantees, and by deed of trust as above 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* Dennis Eldridge Morgan and wife, Donna Hicks Morgan, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 20th *day of* January *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Escue E. Morgan and wife, Maude O. Morgan,

the bargainor s, 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 Nashville, Tennessee, this 25 day of January, 19 65.

Alice M. Mahon, Notary Public.

Commission Expires April 25, 1966

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in this day of, 19

Notary Public

Commission Expires

WARRANTY DEED

FROM

Escue E. Morgan et ux.

TO

Dennis Eldridge Morgan et ux.

STATE TAX $ 12.50
PROBATE $ 1.00
TOTAL $ 13.50
FEB 8 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID FEB 8 '65

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
FEB 8 9 10 11 1965
REGISTER'S OFFICE
DEP. REG.

67918

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Guaranty Title Company
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