WARRANTY DEED

BOOK 4307 PAGE 180

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. George E. Morrison (NAME:)	DOBSON & JOHNSON, INC. (NAME:)	Map 84-12
3226 Knobdale Road (STREET ADDRESS OR ROUTE NUMBER)	J. C. Bradford Building (STREET ADDRESS)	3D-68405
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	Par. 134

For and in Consideration of the sum of

------Ten and no/100 ($10.00)----------*DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, including the assumption by the Grantees of the balance due under that certain note of the Grantors dated December 11, 1963, and secured by a deed of trust to Albert William Johnson, Trustee, of even date therewith, the same being of record in Book 3688, page 379, Register's Office for Davidson County, Tennessee, said note and deed of trust having been assigned to John Hancock Mutual Life Insurance Company by instrument of record in Book 3711, page 495, said Register's Office, Ralph M. Fleming and wife, Jacqueline S. Fleming,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* George E. Morrison and wife, Hallene Morrison, 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 No. 58 on the Map of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for said County.

Said Lot No. 58 fronts 120 feet on the easterly side of Knobdale Road and runs back 303.3 feet on the northerly line and 328.3 feet on the southerly line, which is a broken line, to a dead line in the rear, measuring 153 feet thereon.

Being the same real property conveyed to Ralph M. Fleming and wife, Jacqueline S. Fleming by deed from Florence G. Ray, of record in Book 3671, page 455, Register's Office for said County.

This conveyance of said property is made expressly subject to the following:

1. Taxes for 1969, a lien, but not yet due and payable.

2. Ten foot easement for public utility purposes, anchor easement, 100 foot building setback line from Knobdale Road, and conditions of owners certificate, as shown on plan of record in Book 1835, page 91, Register's Office for said County.

3. Restrictive covenants contained in an instrument executed by Noel B. Nokes and W. H. Freeman, dated September 18, 1951, of record in Book 2021, page 317, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 23,969.46

Subscribed and sworn to before me, this the 31st day of January 1969

Affiant

My commission expires: Nov. 3, 1971 (Affix Seal)

Notary Public

This instrument prepared by James I. Vance Berry, Attorney, 700 American Trust Building, Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as 3226 Knobdale, (House Number) (Street) Nashville, Tennessee (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 Grantees, their *heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantees *that* they 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 herein-above set forth.

And Grantors *do further covenant and bind* themselves, their *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.*

Witness our *hands this* 31st *day of* January, *19*69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ralph M. Fleming

Jacqueline S. Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, G. T. Glass, Jr., *a Notary Public in and for said County and State, the within named* Ralph M. Fleming and wife, Jacqueline S. Fleming,

*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* 31st *day of* January, *19* 69.

..... *Notary Public.*

Commission Expires 1971

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.....

FEB-3[illegible]	CONV	23,969.00			
FEB-3[illegible]	S'TAX		A*	62.40	
FEB-3[illegible]	PR'FEE		A*	.50	
FEB-3[illegible]	W'DEED		A*	6.00	* 68.90

WARRANTY DEED

FROM

Ralph M. Fleming et ux

TO

George E. Morrison et ux

A 29087

IDENTIF. REFERENCE

FEB 3 12 35 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE