BOOK 4361 PAGE 577

This instrument prepared by:
Richard D. Taylor, Attorney
600 Court Square Building
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Todd Porter, Jr. (NAME)	1st & Mid South Mortgage Co. (NAME)	Map 102/12
(STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	Parcel 96
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of--TEN AND NO/100 ($10.00)----------
----------*Dollars,*

and other good and valuable consideration the receipt of which is hereby acknowledged, and the assumption by the grantees herein of the balance of $17,577.01 due and owing on an indebtedness to First and Mid South Mortgage Company of Nashville secured by a deed of trust of record in Book 3751, page 335, Register's Office for Davidson County, Tennessee,

We, Edward Joseph Morgan & Howard D. Derrick, Jr., individually & d/b/a The Joe Morgan Company,
have this day bargained and sold, and do hereby transfer and convey unto the said William Todd Porter, Jr.
His *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 257 on the plan of Horton Heights, Section "E", as of record in Book 2133, page 84, Register's Office for said county.

Said Lot no. 257, fronts 120.0 feet on the easterly side of Summerly Drive, and extends back between lines 565 feet on the southerly side and 537 feet on the northerly side, to a dead line in the rear, on which it measures 123.4 feet.

Being the same property conveyed to Edward Joseph Morgan and Howard D. Derrick, Jr., individually and d/b/a The Joe Morgan Company, by deed from Terry Lynn Galbreath and wife, Jane R. Galbreath, of record in Book 4348, page 971, Register's Office for Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration or true value for the transfer, whichever is greater, is $26,500.00 Affiant Richard D. Taylor
Subscribed and sworn to before me this 15 day of Sept 1969

Deputy Register D. Gentry

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $26,500.00
Subscribed and sworn to before me, this the 15th day of September 19 69
Affiant Richard D. Taylor
My commission expires: (Affix Seal) Notary Public

This is improved unimproved property, known as 804 Summerly Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said
William Todd Porter, Jr.
His *(successors),*
heirs and assigns forever. We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for the indebtedness above mentioned.
WE *further covenant and bind* ourselve, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William Todd Porter, Jr.
and his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 12th day of September 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*

X Edward Joseph Morgan
Edward Joseph Morgan

X Howard D. Derrick Jr
Howard D. Derrick, Jr

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Yvonne A. Burgess, *a Notary Public in and for said County and State,* Edward Joseph Morgan and Howard D. Derrick, Jr.

the within named bargainors, 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* 12th *day of* September, *19*69.

Yvonne A. Burgess *Notary Public*

Commission expires July 31, 1973

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 .....

SEP 15 69 CONV 26,500.00
SEP 15 69 S'TAX A* 68.90
SEP 15 69 PR'FEE A* .50
SEP 15 69 W'DEED A* 3.00 * 72.40

WARRANTY DEED

FROM
Edward Joseph Morgan & Howard D. Derrick, Jr., Ind. & d/b/a The Joe Morgan Company

TO
William Todd Porter, Jr.

A 53933

IDENTIF. REFERENCE

SEP 15 8 41 AM '69

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.-S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE