This Instrument prepared by:
JOHNSON & EDWARDS
Attorneys at Law
800 Stahlman Bldg,
Nashville, Tenn, 37201

BOOK 4444 PAGE 539

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Geraldine N. Riley		Map. 91-8
(NAME)	(NAME)	Par. 72
1636 43rd Ave N	Same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash Tenn		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND NO/100----------
----------($10.00)----------*DOLLARS*
Cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption and agreement to pay by the Grantee, herein, the outstanding principal balance of loan of record in Book 2706, Page 409, Register's Office Davidson County, Tennessee, payable to the order of Jack Cohen Estates.

I, Ruby Lee Hunter Morgan, Grantor, herein, *have bargained and sold, and by these presents do transfer and convey unto the said* Geraldine N. Riley, Grantee, herein, her *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. 56 on the Plan of L. H. Davis' Subdivision of Lot No. 41 on the Plan of Clifton, as of record in Book 57, Page 100, Register's Office for said County. SAID Lot No. 56 fronts 50 feet on the easterly side of 43rd Avenue North and runs back between parallel lines 150 feet to an alley. BEING the same property conveyed Ruby Lee Hunter Morgan, by deed from Frank Morgan, of record in Book 2812, Page 549, Register's Office Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (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 Grantee, her *heirs and assigns, forever.*

And Grantor *do covenant with the said* Grantee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Grantor *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 8th *day of* September, *19* 70, *the said day and date.*

The actual consideration for this transfer or value of property (whichever is greater) is $11,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

x Ruby Lee Hunter Morgan
Ruby Lee Hunter Morgan

Sworn to and subscribed before me this 8th day of September 1970

Edith Miller Frazier NOTARY PUBLIC

My commission expires: May 6 1974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4444 PAGE 540

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruby Lee Hunter Morgan

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

Witness my hand and official seal at Nashville Tennessee, this 2nd day of September, 19 70

Edith F. Hempsey Notary Public

Commission expires May 6, 1972

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 10 CONV 11,500.00
SEP 10 S'TAX A* 29.90
SEP 10 PR'FEE A* .50
SEP 10 W'DEED A* 3.00 * 33.40

WARRANTY DEED

FROM Ruby Lee Hunter Morgan

TO Geraldine N. Riley

A 89552

IDENTIF. REFERENCE

SEP 10 2 02 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee