DUGGER REAL ESTATE
7354 Charlotte Rd.
Nashville, Tenn. 37209
356-1800

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Charles W. O'Kain

TO

Danny M. Morgan

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny M. Morgan (NAME)	Danny M. Morgan (NAME)	Map. 112
RT. 2 Old Charlotte Road (STREET ADDRESS OR ROUTE NUMBER)	RT. 2 Old Charlotte Road (STREET ADDRESS)	Par. 31
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37209 (CITY) (STATE) (ZIP)	Pat

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Aug 23 11 18 AM '71

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

827904

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 7,250.00 Charles W. O'Kain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August 19 71

Notary Public

MY COMMISSION EXPIRES: 11-1-72

(AFFIX SEAL)

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

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantee has assumed and agreed to pay the remaining unpaid balance of acertain note which is secured by a deed of trust executed by Charles W. O'Kain, to William T. Robinson, Trustee, of record in Book 3918, page 289, Register's Office for Davidson County, Tennessee, reference to whichsaid instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantee, I, Charles W. O'Kain, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said

Danny M. Morgan

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, on the South side of Longview Drive.

Beginning at a steel pin in the center of Longview Drive, the same being the Northeast corner of the Perry Ragan Tract; thence South 40 deg. West 500 feet to a steel pin; thence West 36 deg. North 100 feet to a steel pin; thence North 40 deg. East 500 feet to a steel pin in the center of Longview Drive; thence with the center of Longview Drive, East 38 deg. South 100 feet to the point of beginning, and containing 1.14 acres, more or less.

Being the same property conveyed to Charles W. O'Kain, an unmarried man, by deed from David S. Fergueson, Jr., and wife, Helen B. Fergueson, of record in Book 2956, page 180, Register's Office for Davidson County, Tennessee.

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This is improved (X) property, known as Rt. 1 Longview Dr., Pegram, Tennessee 37143
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Danny M. Morgan his heirs and assigns, forever.

And I do covenant with the said Danny Morgan 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, except as set out herein.

And I, Charles W. O'Kain, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Danny M. Morgan his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of August, 19 71

/ Charles W. O'Kain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Herman J. Segrest, a Notary Public in and for said County and State, the within named Charles W. O'Kain, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 21 day of August, 19 71

NOTARY PUBLIC DAVIDSON COUNTY

Herman J. Segrest Notary Public

Commission expires 11-1-72

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 himself 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 himself as _____.

AUG23F CONV *7,250.00
AUG23F STAX A* 18.72
AUG23F RECFEE A* .50
AUG23F WDEED A* 4.00 * 23.22

Witness my hand and seal, at office in _____,

this _____ day of _____, 19____.

_____, Notary Public.

Commission expires _____