BOOK 4663 PAGE 802

THIS INSTRUMENT WAS PREPARED BY:
WILKINS & ADAMS, ATTORNEYS
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred R. Morgan (NAME)	National Mortgage Co. (NAME)	11D 45190 ,
214 Hillcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Rd. (STREET ADDRESS)	Map. 43-14
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Memphis, Tenn. 38118 (CITY) (ZONE) (STATE)	Par. 139

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ---------- *Dollars,*

CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES MELVIN LYNN and wife, ANNIE L. LYNN

have this day bargained and sold, and do hereby transfer and convey unto the said

FRED R. MORGAN and wife, V. JEAN MORGAN

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee being Lots Nos. 33, 34, 35 and 36, with the exception of a 5.5 foot front, 2 foot rear strip measuring 148 feet in length on the south side of Lot 36, Block "A" on the Plan of Yowell Place Subdivision, of record in Book 974, page 61, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Hillcrest Drive, being 5.5 feet northwardly from the common corner of Lots Nos. 36 and 37 as shown on the Plan of record; thence westwardly 148 feet, more or less, to a point; thence at right angles southwesterly 2 feet, more or less; thence with the line between Lots 36 and 37 westwardly 107.75 feet, more or less, to a point, the common rear corner of said lots; thence northwestwardly 95 feet, 3 inches, more or less, to a point, the common corner of Lots 32 and 33; thence with the line between said Lots 284 feet to a point in the westerly margin of Hillcrest Drive, the common front corner of said lots; thence with the westerly margin of Hillcrest Drive, 100 feet, more or less, to the point of beginning.

BEING the same property conveyed to James Melvin Lynn and wife, Annie L. Lynn by deed from Malcolm A. Craig and wife, Janice C. Craig, of record in Book 4588, page 335, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a deed of trust of record in Book 4588, page 337, Register's Office for said County, and also that the escrow **

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,806.21

Subscribed and sworn to before me, this the 6th day of December 19 72

Affiant Fred R. Morgan

My commission expires My Commission Expires Nov. 12, 1975 (Affix Seal)

Notary Public Bobb H. Henson, Jr.

STATE OF TENNESSEE DAVIDSON COUNTY REAL ESTATE TRANSFER TAX

This is unimproved ( ) improved (X) property, known as 214 Hillcrest Drive, Madison, Tennessee 37115 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grantees, their

heirs and assigns forever. covenant that they 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, Their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 6th day of December, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Melvin Lynn X

Annie L. Lynn X

** account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James Melvin Lynn and wife, Annie L. Lynn

*the within named 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* 6th *day of* December, *19*72

Commission expires My Commission Expires Nov. 12, 1975 Bobby G. Henson, Sr. *Notary Public*

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

JAMES MELVIN LYNN, et ux

TO

FRED R. MORGAN, et ux

B 8 7 4 8 0

IDENTIF. REFERENCE

DEC 12 3 14 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 12 72	CONV	15,806.21			
DEC 12 72	S'TAX		A*	41.08	
DEC 12 72	PR'FEE		A*	.50	
DEC 12 72	W'DEED		A*	4.00	* 45.58

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

[illegible]
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
[illegible]LLE, TENNESSEE 37201