Deed prepared: James H. Hill, Atty., 320 So. Gallatin Rd., Madison, Tenn. 37115

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jas. H. Morphis et ux	Lovell & Malone, Inc.	
(NAME)	(NAME)	
286 Becklea Drive	P.O. Box 2663, Uptown Station	43-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	26 E
Madison, Tenn. 37115	Nashville, Tenn. 37219	PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ----------($10.00)---------- Dollars, Cash in hand paid and for the further consideration that the grantees herein do hereby assume and agree to pay the balance of a lien indebtedness held by Lovell and Malone, Inc. of Nashville, Tennessee, the balance of which is $ 15,310.69, and the grantees do hereby assume and agree to pay as part of the purchase price for the premises described as conveyed hereinafter.

I, Mary A. Staggs, unmarried, the grantor

have this day bargained and sold, and do hereby transfer and convey unto the said James H. Morphis and wife, Halina B. Morphis, the grantees and their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 178 on the Plan of Madison Park, Section 6, as of record in Book 4300, page 58, Register's office for said County, described as follows:

BEGINNING at a point in the easterly margin of Becklea Drive, at the common corner of Lots No. 178 and 225; thence with the margin of said Drive, northerly 91.62 feet to the point in the beginning of a curve; thence around said curve, northeasterly 36.53 feet to a point in the southerly margin of Singer Drive; thence with the margin of the same, easterly 56.3 feet to the common corner of Lots no. 178 and 179; thence with the line between said lots, southerly 92.5 feet to the common rear corner of Lots no. 178 and 225; thence with the line between said Lots, westerly 78.9 feet to the point of beginning.

Being the same property as conveyed by deed to Mary A. Staggs, unmarried from John Riadon Homes, Inc, a Tennessee Corporation, formerly Riadon and Green Construction Co., Inc., as of record in Book 4506, page 70, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,310.69

Subscribed and sworn to before me, this the 8th day of August 1974

Affiant

My commission expires: 2-5-77 (Affix Seal)

Notary Public

GREEN * NOTARY PUBLIC AT LARGE STATE OF TENNESSEE *

This is unimproved ( ) improved ( ) property, known as (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 and their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees and their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 8th day of August, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary A. Staggs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State,* Davidson, Tennessee Mary A. Staggs, unmarried

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* 8th *day of* August, *19* 74

Oscar W. Green
Notary Public

Commission expires 2-8-77

OSCAR W. GREEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Mary A. Staggs, unmarried
TO
James H. Morphis et ux

AUG 12 74 CONV 21,310.69
AUG 12 74 S'TAX A* 55.38
AUG 12 74 PR'FEE A* .50
AUG 12 74 W'DEED A* 4.00 * 59.88

C 6 6 8 2 6

IDENTIF. REFERENCE

AUG 12 11 20 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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