BOOK 4934 PAGE 302

SEND TAX BILL TO:
First Federal S&L
Lebanon, TN

PARCEL NO. 103
MAP NO. 25-14 Pa
GROUP NO. _____

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
105-1/2 South Cumberland
Lebanon, Tennessee 37087

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Twenty-Nine Thousand Nine Hundred Dollars ($29,900.00), cash in hand paid, the receipt of which is hereby acknowledged, we, JAMES E. MORGAN and wife, DORRIS JEAN MORGAN, have this day bargained, sold, transferred and conveyed unto CHARLES JAMES HELLE and wife, JEANETTE MARIE HELLE, their heirs and assigns, the following described property, to-wit:

JUL 24 CONV 29,900.00
A* 77.7
JUL 24 PRFEE
A* .50

Land lying and situated in the 4th Civil District of 82.24 Davidson County, Tennessee and; Being Lot No. 10, Hermitage Estates, No. 4, of record in Book 3700, Page 148, Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 43.5 feet on the easterly terminus of Harwell Court and extends back 140.7 feet on the northwesterly line and 139.9 feet on the southeasterly line, to a dead line which is a broken line, measuring 177.0 feet thereon.

DEED REFERENCE:
Being the same property conveyed to James Edward Morgan and wife, DORRIS Jean Morgan by deed from F. E. Stratton, Jr. and wife, of record in Book 4328, Page 431, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging to the said CHARLES JAMES HELLE and wife JEANETTE MARIE HELLE, as tenants by the entirety, their heirs and assigns, forever in fee simple.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to sell, transfer and convey same; that same is free, clear and unencumbered; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever; EXCEPTING, HOWEVER; taxes for the year 1975, and thereafter, all of which the Grantees herein assume and agree to pay.

This conveyance is subject to restrictions filed for record in Book 4182, Page 78, Register's Office for Davidson County, Tennessee.

Taxes for the year 1975 will be prorated as of date of deed.

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 22nd day of July, 1975.

James E. Morgan
JAMES E. MORGAN

Dorris Jean Morgan
DORRIS JEAN MORGAN

STATE OF TENNESSEE

COUNTY OF WILSON, SS:

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainors, JAMES E. MORGAN and wife, DORRIS JEAN MORGAN, with whom I a m personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Wilson County, Tennessee, on this the 22nd day of July, 1975.

Charles E. Hall
Notary Public

CHARLES E. HALL NOTARY PUBLIC WILSON COUNTY, TENN.

My commission expires:
October 22, 1977

FILED JUL 24 9 19 AM '75
FEE $ 1.00 REGISTER OF DEEDS DAVIDSON COUNTY, TENN.

FOR THE REGISTER'S USE

D08103

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 19700, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Charles James Hall
Affiant

Subscribed and sworn to before me this the 22 day July 19 75

Charles E. Hall

CHARLES E. HALL NOTARY PUBLIC WILSON COUNTY, TENN.