BOOK 5035 PAGE 685

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Thompson, Liebengood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael W. Morris (NAME)	Michael W. Morris (NAME)	Map 129-4
120 Hardingwoods Place (STREET ADDRESS OR ROUTE NUMBER)	110 Allendale Avenue (STREET ADDRESS)	Parcel 26
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37205 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

WE, Caroline W. Staed and husband, Matthew E. Staed

have this day bargained and sold, and do hereby transfer and convey unto the said Michael W. Morris, his

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

Being Lot No. 25 on the Plan of Hardingwoods, as of record in Book 2900, page 115.

Said Lot No. 25 fronts 187 feet on the northerly side of Hardingwoods Place and runs back 272.9 feet on the westerly line and 260.6 feet on the easterly line to a dead line in the rear on which it measures 198.6 feet.

Being the same property conveyed to Caroline Staed by deed from Frank Finkelstein and wife, Beatrice Finkelstein, recorded in Book 4638, page 958, Register's Office for said County. The said Matthew E. Staed joins in the execution of this instrument for the purpose of his conveying any interest that he may have in the property by reason of marital status.

This conveyance is made subject to the following encumbrances:
(1) 1976 Taxes to be prorated and assumed by Grantee.
(2) Ten-foot easement for public utilities along the rear line of premises and anchor easement located on premises, 125-foot building set back line from Hardingwoods Place, and conditions of an owner's certificate, as shown on the plan of record in Book 2900, page 115, Register's Office for Davidson County, Tennessee. *(cont.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $21,500

Affiant

Subscribed and sworn to before me, this the 15th day of June 1976

Notary Public

My commission expires My Commission Expires August 15, 1979
(Affix Seal)

This is unimproved property, known as 120 Hardingwoods Place, Nashville, Tennessee 37205
(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 Michael W. Morris, his

~~(successors)~~, *heirs and assigns forever.* We *covenant that* we 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,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael W. Morris

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

Witness our hands *this* 15th *day of* June, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Caroline W. Staed
Caroline W. Staed

Matthew E. Staed
Matthew E. Staed

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD Jr., a Notary Public in and for said County and State Caroline W. Staed and husband, Matthew E. Staed

the within named bargainor, 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, Davidson County, Tennessee, this 15th day of June, 19 76

George V. Crawford Jr. Notary Public

Commission expires My Commission Expires August 15, 1979

GEORGE V. CRAWFORD JR. NOTARY PUBLIC STATE OF TENNESSEE LARGE

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.....

*(cont.)
(3) Restrictive covenants contained in an instrument of record in Book 2998, page 498, Register's Office for Davidson County, Tennessee.
(4) Restrictive covenants contained in an instrument of record in Book 3130, page 627, Register's Office for Davidson County, Tennessee.

JUN 16 76	CONV	21,500.00			
JUN 16 76	S'TAX		B*	55.90	
JUN 16 76	PR'FEE		B*	.50	
JUN 16 76	W'DEED		B*	4.00	* 60.40

WARRANTY DEED

FROM
Caroline W. Staed and husband, Matthew E. Staed

TO
Michael W. Morris

D 53970

IDENTIF. REFERENCE

JUN 16 10 36 AM '76

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238