FORM NO. WD-1

BOOK 5098 PAGE 199

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Hardin Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 19 76.

Notary Public

MY COMMISSION EXPIRES: 3-8-82
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hardin Jenkins, Jr. (NAME)	Baker Mortgage Corporation (NAME)	81-10-237
2306 Osage Street (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N. E. (STREET ADDRESS)	8DA-04145
Nashville, Tenn. 37208 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, DELANO PEDEN MORGAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARDIN JENKINS, JR. and wife, BOBBIE JENKINS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 385 on the plan of J. M., T. J. and G. W. Harding's Subdivision, as of record in Book 21, page 80, Register's Office for said County.

BEGINNING at a stake in the northerly margin of Osage Street, said stake being N 75° 30' E, 176 feet from the easterly margin of 24th Avenue, North, running thence N 15° 30' W 29 feet to a stake, thence S 75° 30' W 4 feet to a stake, thence N 15° 30' W 121 feet to a stake in the southerly margin of an alley, thence with the southerly margin of said alley N 75° 30' E 51 feet to a stake, thence S 15° 30' E 150 feet to a stake in the northerly margin of Osage Street, thence with the northerly margin of Osage Street S 75° 30' W 47 feet to the point of beginning.

BEING the same property conveyed to Delano Peden Morgan by deed from John W. Morgan and wife, Mattie P. Morgan, of record in Book 4123, page 856, said Register's Office, and/or devised to the said Delano Peden Morgan under the terms of the Joint Last Will and Testament of John William Morgan, Sr. and wife, Mattie M. Morgan entered in Will Book 97, at page 139, in the Clerk's Office for the County Court for said County, Probate Division, the said John W. Morgan and John William Morgan, Sr., being one and the same person.

This is unimproved ( ) improved (XX) property, known as 2306 Osage Street, Nashville, Tennessee, 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of November, 19 76

Delano Peden Morgan

Delano Peden Morgan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delano Peden Morgan

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 12th day of November 19 76.

Commission expires 3-8-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

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WARRANTY DEED

FROM DELANO PEDEN MORGAN, unmarried

TO HARDIN JENKINS, JR., et ux

IDENTIF. REFERENCE

DEC 17 4 21 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

DEC 17 76	CONV	14,000.00		
DEC 17 76	S'TAX		B*	36.00
DEC 17 76	R'FEE		B*	.50
DEC 17 76	W'DEED		B*	4.00
			*	40.90

Paul Bath

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