BOOK 5188 PAGE 852

Send tax bills to:

Advance Mortgage Corporation
First National Building PO BOX 146
Detroit ~~National Building~~
MICH 48232

New Owners Address:

Howard M. Morgan
Rt. 2, Box 75
Christiana, Tennessee 37037

Map-parcel numbers:
3D-86235
Map 96-11
Parcel 199

This Instrument Prepared By:

BRATCHER, BURGER & FLY
301 North Spring Street
Murfreesboro, Tennessee 37130

Mail

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00, cash in hand paid, and other good and valuable consideration, as hereinafter stated, and the receipt of which is acknowledged. Said consideration includes the grantees' having cared for Leonard Keen during his recent illness for over one year, and grantees' assumption of a Deed of Trust to Advance Mortgage, of record in Book 3817, page 282, of the Register's Office of Davidson County, Tennessee. I, ALTENA M. KEEN, have bargained and sold and by these presents do transfer and convey unto HOWARD M. MORGAN and wife, MARINE MORGAN, their heirs and assigns, one half interest in a certain tract of land, with all improvements thereon, located in the 3d Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 91 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County.

Said lot fronts 81 feet on the northerly side of Truxton Court and runs back 142.9 feet on the west line and 151.4 feet on the east line to a dead line in the rear on which it measures 68 feet.

Being the same property conveyed to Leonard Keen and the undersigned grantor by warranty deed of record in Book 3817, at page 281, Register's Office of Davidson County, Tennessee.

E 22689

IDENTIF. REFERENCE

AUG 26 10 38 AM '77

FELIX E. DAVIDSON COUNTY, TENN. REGISTER

TO HAVE AND TO HOLD the said tract of real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns, forever.

And I do covenant with the said grantees that I am lawfully seized and possessed of the said real estate in fee simple; that I have a good right to convey same; and that same is unencumbered, except by the Deed of Trust described above.

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

Possession of the property shall be given with deed.

WITNESS MY HAND, this 19 day of January, 1976.

Altena Mureen (Keen)
ALTENA M. KEEN

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ALTENA M. KEEN, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Murfreesboro, Tennessee, this the 19 day of January, 1976.

W. KENNERLY BURGER NOTARY PUBLIC RUTHERFORD CO. TENN.

W. Kennerly Burger
Notary Public

My Commission Expires: 12-11-78

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $21,000.00, which amount is equal to, or greater than, the amount which the property transferred would command at a fair and voluntary sale, as full value, with one half value equaling $10,500.00.

Howard M. Morgan
Affiant

Sworn to and subscribed before me, this 19 day of January, 1976.

W. KENNERLY BURGER NOTARY PUBLIC RUTHERFORD CO. TENN.

W. Kennerly Burger
Notary Public

My Commission Expires: 12-11-78

AUG26 CONV 10,500.00
AUG26 S'TAX B* 27.30
AUG26 PR'FEE B* .50
AUG26 W'DEED B* 4.00 * 31.80