WARRANTY DEED

BOOK 5224 PAGE 20

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,961.65

x Jerry N. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 19 77.

Notary Public

MY COMMISSION EXPIRES: 5-18-81
(AFFIX SEAL)

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

Mail ✓

THIS INSTRUMENT WAS PREPARED BY
TRABER & ROBINSON, Attys., 107 Donelson Pike, Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry N. Smith (NAME)	National Mortgage Company (NAME)	11D 45190
245 Hillcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 43-14
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38118 (CITY) (STATE) (ZIP)	Parcel 139

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, Fred R. Morgan and wife, V. Jean Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry N. Smith

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 Lots Nos. 33, 34, 35 and 36, with the exception of a 5.5 foot front, 2 foot rear strip measuring 148 feet in length on the south side of Lot 36, Block "A" on the Plan of Yowell Place Subdivision, of record in Book 974, Page 61, Register's Office for said County, the same being more particularly described as follows:
BEGINNING at a point in the westerly margin of Hillcrest Drive, being 5.5 feet northwardly from the common corner of Lots Nos. 36 and 37 as shown on the plan of record; thence westwardly 148 feet, more or less, to a point; thence at right angles southwesterly 2 feet, more or less; thence with the line between Lots Nos. 36 and 37 westwardly 107.75 feet, more or less, to a point, the common rear corner of said lots; thence northwestwardly 95 feet, 3 inches, more or less, to a point, the common corner of Lots 32 and 33; thence with the line between said lots 284 feet to a point in the westerly margin of Hillcrest Drive, the common front corner of said lots; thence with the westerly margin of Hillcrest Drive, 100 feet, more or less, to the point of beginning.

Being the same property conveyed to Fred R. Morgan and wife, V. Jean Morgan, by deed from James Melvin Lynn and wife, Annie L. Lynn, of record in Book 4663, Page 802, Register's Office for Davidson County, Tennessee.

The Grantee herein assumes and promises to pay a mortgage indebtedness owed to National Mortgage Company.

The escrow account as it relates to this property is hereby transferred to the Grantee, as is the hazard insurance.

****OVER****

unimproved ( )
This is improved (XX) property, known as 214 Hillcrest Drive, Madison, Tennessee 37115
(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 our hands this 16th day of November, 19 77

x Fred R. Morgan

x V. Jean Morgan

BOOK 5224 PAGE 21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred R. Morgan and wife, V. Jean Morgan

the bargainor s, 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, Tennessee this 18th day of November, 1977

Commission Expires 5-18-81

John R. Ann Notary Public.

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / 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 purpose 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

**** This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

E 37516

T IDENTIF. REFERENCE

Nov 18 9 02 AM '77

FELAZ PICKETT REGISTER DAVIDSON CO. TENN.

NOV 18 77	CONV	17,961.63			
NOV 18 77	S'TAX		B*	46.80	
NOV 18 77	PR'FEE		B*	.50	
NOV 18 77	W'DEED		B*	4.00	* 51.30

WARRANTY DEED

FROM
FRED R. MORGAN ET UX

TO
JERRY N. SMITH

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York