FORM NO. WD-1

BOOK 5274 PAGE 124

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF April 19 78

Notary Public

MY COMMISSION EXPIRES: 9/30/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES P. GUENTHER, 306 Nashville City Bank Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENNIS E. MORGAN ET UX (NAME)	SAME (NAME)	072 104
ROUTE 5 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PRIOR
Kingston Springs Tn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 45 22223

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, NEAL W. CARTER and wife, ANN R. CARTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS E. MORGAN and wife, DONNA JEAN MORGAN

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 the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Holmes-Barber and Associates, Inc. dated April, 1977, as follows:

Beginning at a point in the westerly margin of Griffith Road, said point being south 16° 35' east 50.53 feet from the southeast corner of the property conveyed to Hazel Redd by deed of record in Book 3936, page 405, Register's Office for said County; thence south 81° 36' west 483.23 feet to a point; thence north 36° 26' west 178.22 feet to a point; thence south 85° 10' 18" west 691.77 feet to a point; thence south 42° 35' east 75.46 feet to a point; thence south 75° 20' west 236.20 feet to an existing iron pin and a 30 inch oak tree; thence south 13° 12' west 330.86 feet to a point; thence north 81° 10' east 640.25 feet to a point; thence north 42° 35' west 404.58 feet to a point; thence north 85° 10' east 561.87 feet to a point; thence south 36° east 180 feet to a point; thence north 81° 36' east 520.45 feet to the westerly margin of said Griffith Road; thence with same north 16° 35' west 50.53 feet to the beginning containing 5 acres, more or less.

Being part of the property conveyed to Neal W. Carter and wife, Ann R. Carter by deed from Wesley Wallace and wife, of record in Book -674, page 310 and by deed from Willie Ford Green of record in Book 4479, page 973, said Register's Office.

Together with a non-exclusive permanent easement or right-of-way over the existing gravel road from Griffith Road to the land conveyed, said existing gravel road crossing the land of the grantor, for the enjoyment of the said Dennis E. Morgan and wife, Donna Jean Morgan, their heirs, successors, and assigns, to pass with or without vehicles for ingress and egress to lands sold. Grantors have heretofore granted to others easements to use the existing roadway and Grantor will in the future grant similar common easements to others. Further, Grantors reserve to themselves, their heirs, executors, administrators, personal representatives, assigns, successors, and permittees an easement across the land conveyed, the width of the existing roadway and further, the required width of the roadway which may be built in the future, the center line of which would be the center line of the existing roadway, widened to meet the specifications necessary to dedicate the road as a public way. This easement shall be perpetual and shall run with the land.

This conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

There shall be no temporary buildings or house trailers placed on this property. Any residence shall have a minimum of 1700 square feet of living space. Buildings will be placed on the property as if the center of the existing roadway were the center of the public dedicated roadway.

This is unimproved ( ) improved ( ) property, known as _____ BOOK 5274 PAGE 125
(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 hand s this 17 day of April, 19 78

Noah W. Carter

Ann R. Carter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James P. Tinsley, a Notary Public in and for said County and State, the within named Noah W Carter & wife Ann R Carter

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 7 day of April, 19 78

Commission expires 9/30/77

James P. Tinsley
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 (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 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 _____ this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

APR 17 '78 CONV 12,500.00
APR 17 '78 STAX B* 32.50
APR 17 '78 PHYLE B* .50
APR 17 '78 W'DEED B* 4.00 * 37.00

WARRANTY DEED
FROM
TO

E. 6. 0. 1. 6. 1.

IDENTIF. REFERENCE

APR 17 1 57 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.