Map-90-15
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STATE OF TENNESSEE]
: ss.
COUNTY OF DAVIDSON]

MAIL TAX BILLS TO:
JACQUELINE BRAY
427 ANNEX AVE.
NASHVILLE, TENNESSEE 37209

PREPARED BY SMITH & SELLERS ATTYS;
MURFREESBORO, TN. 37130 FROM
INFORMATION FURNISHED BY THE PARTIES:
(n. s.)

BOOK 5361 PAGE 897

FOR AND IN CONSIDERATION of the sum of FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS ($58,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned, JOHN F. MORRIS, a widower, by and through my lawful attorney-in-fact, JOHN FRANCIS MORRIS, JR., have bargained and sold and do hereby transfer and convey unto JACQUELINE BRAY, a single person, her heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee, being described as follows, to-wit:

> BEING a house and lot of ground known and designated as 427 Annex Avenue, Nashville, Tennessee, and being Lot No. 1173 on the Plan of Charlotte Park, Section 17, as of record in Book 3600, pages 21 and 22, Register's Office of Davidson County, Tennessee. Said Lot No. 1173, fronts 75.00 feet on the northwesterly side of Annex Avenue and extends back 263.2 feet on the southwesterly line and a total of 347.6 feet on the northeasterly line, to a line in the Cumberland River.
>
> Being the same property conveyed to John F. Morris and wife, Floyce T. Morris b Deed from George Boles et ux of record in Book 4945, page 5 of the Register's Office of Davidson County, Tennessee. Thereafter the said Floyce T. Morris died leaving the said John F. Morris as sole owner of said property in fee simple as surviving tenant by the entirety.
>
> This conveyance is subject to a T.V.A. easement of record in Book 999, page 539 of said Register's Office; to an easement for the flow of Cumberland River of record in Book 2155, page 311 of said Register's Office; to restrictions of record in Book 3641, page 150 of said Register's Office; to the minimum building setback line, public utility and drainage easement, anchor easement, and a 100-foot T.V.A. right-of-way across the rear portion of said lot, all as shown on Subdivision plat.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said JACQUELINE BRAY, a single person, her heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that it is

unencumbered , except by lien of the 1978 taxes, which taxes are being pro-rated between the parties herein, the grantor paying to the grantee his proportionate share and the grantee assuming and agreeing to pay the same.

I further covenant and bind myself, my heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 30th day of October, 1978.

E 99278

IDENTIF. REFERENCE

NOV 9 10 24 AM '78

FRANK M. WILSON II REGISTER DAVIDSON COUNTY, TENN.

John F. Morris
JOHN F. MORRIS

BY: John Francis Morris Jr.
John Francis Morris, Jr.,
Attorney-in-Fact

58,000.00

STATE OF TENNESSEE) NOV-9'78 CONV
NOV-9'78 ST'S TAX B* 150.80
NOV-9'78 PR'FEE ss. B* .50
RUTHERFORD COUNTY) NOV-9'78 W'DEED B* 4.00 * 155.30

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOHN FRANCIS MORRIS, JR., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing (DEED) instrument for the purposes therein contained, and the said JOHN FRANCIS MORRIS, JR., to me known to be the person who executed the foregoing (DEED) instrument on behalf of JOHN F. MORRIS, acknowledged that he executed the same as the free act and deed of the said JOHN F. MORRIS, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said JOHN F. MORRIS and appearing of record in Book 5281, page 777 of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, this the 30 day of November, 1978.

John C. Jones Jr.
Notary Public

NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My Commission Expires: 2-14-81

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $58,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John C. Jones Jr.
Affiant

Subscribed and sworn to before me, this the 8TH day of November, 1978.

Larry L. Talbert
Notary Public

NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My Commission Expires: 7/21/80