FILED

BOOK 5436 PAGE 373 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

James B. Douglas, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF MAY, 19 79

Patricia Ann Johnson
Notary Public

MY COMMISSION EXPIRES: 4-6-81
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Douglas , Jr. (NAME)	Morris Mortgage Corp. (NAME)	MAP 6
Rt. 2, Baker Road (STREET ADDRESS OR ROUTE NUMBER)	230 Peachtree Street (STREET ADDRESS)	PARCEL 55
Goodletsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30343 (CITY) (STATE) (ZIP)	10D-19435

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, Thomas Eugene Carver and wife Judy Foy Carver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Douglas, Jr. and wife Eva Faye Douglas

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:

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF

THIS conveyance is subject to any and all existing easements of record.

BEING the same property conveyed to Thomas Eugene Carver and wife Judy Foy Carver, by deed from Samuel T. Key and wife Dorothy Holland Key, of record in Book 3997, Page 31, Register's Office for Said County/

FILED

This is improved (X) unimproved ( ) property, known as Rt. 2, Baker Road (House Number) (Street) Goodletsville, TN 37072 (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 this 14TH day of MAY, 19 79

Thomas Eugene Carver — Thomas Eugene Carver

Judy Foy Carver — Judy Foy Carver

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Eugene Carver and wife Judy Foy Carver

the bargainor S, 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 Goodletsville, Tennessee, this 14TH day of MAY, 19 79.

Commission expires 2-23-80

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

WARRANTY DEED

FROM

Thomas Eugene Carver

TO

James B. Douglas

F-29602

IDENTIF. REFERENCE

MAY 16 11 08 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

3142 05/16 137.20- CHECK

SCHEDULE A

FILE BOX 3

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Two tracts of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, Tract No. 1 according to a survey made by Harvey Gee, Surveyor, August 13, 1949, and Tract No. 2, according to a survey made by H. B. Fowlkes, Surveyor, December, 1945, as follows:

TRACT NO. 1: Beginning at a point in the center of an old L & N Railroad right-of-way at the southwest corner of the property conveyed to T. P. Key; thence with Key's southeastern boundary line, North 39 degrees 30 minutes east 253.44 feet to an iron pin; thence South 46 degrees 06 minutes east 305.4 feet to an iron pin; thence south 39 degrees 30 minutes west 253.44 feet to a point in the center of said right-of-way line; thence with the center of said old right-of-way line, north 46 degrees 06 minutes west 39.4 feet to the southwest corner of the property conveyed to John Henry Courtwright and wife by deed from Claude H. Stitt and wife, of record in Book 1439, Page 319, Register's Office for said County; thence with the southeastern boundary line of said Courtwright property, north 39 degrees 30 minutes east 150 feet to Courtwright's southeast corner; thence with Courtwright's northeastern boundary line, north 46 degrees 06 minutes west 50 feet to Courtwright's northwest corner; thence with Courtwright's northwestern boundary line, south 39 degrees 30 minutes west 150 feet to a point in the center of said old right-of-way line; thence with the center of said right-of-way line, north 46 degrees 06' west 216 feet to the beginning, containing 1.6 acres, more or less.

TRACT NO. II: Beginning in the center of an old railroad right-of-way now abandoned at a point south 46 degrees 15' east 216 feet from the southeast corner of the T. Porter Key property; thence parallel with said Key's easterly line north 39 degrees 30 minutes east 150 feet to an iron stake, thence parallel with the center line of said right-of-way, south 46 degrees 15 minutes east 50 feet to an iron stake; thence south 39 degrees 30 minutes west 150 feet to an iron stake in the center of said right-of-way; thence with same north 46 degrees 15 minutes west 50 feet to the beginning.

Being the same property conveyed to Samuel T. Key, et ux, by deed from Claude H. Stitt, et ux, of record in Book 1784, Page 393, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Samuel T. Key, et ux, by deed from John Henry Courtwright, et ux, of record in Book 1541, Page 637, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		69500.00-	CO	
		180.70	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	187.20-
3142A	05/16/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-29602

IDENTIF. REFERENCE

MAY 16 11 08 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 684269