3347 04/14 142.74- CHECK

WARRANTY DEED

BOOK 5590 PAGE 465

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF April, 1980.

Notary Public

MY COMMISSION EXPIRES: 10/22/82

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTYS., 68 E. Hill Dr., P.O. Box 40, Mt. Juliet, Tn. 37122
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Portal Mattos, et al (NAME)	Fidelity Federal S. & L. (NAME)	118-1
918 Kirkwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 432 Lot
Nashville, Tn. 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	

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~~, I DAVID G. MORGAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY PORTAL MATTOS, remainderman, an undivided 42.4% and the BAIR TRUST, an undivided 57.6%

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 the southeast part of a lot marked "Mrs. King's Lot" on the map of W. D. Gales's Kirkwood Edition, of record in Plan Book 332, page 75, Register's Office for Davidson County, Tennessee, and described according to a survey made by Earle Drake, October 6, 1934, as follows:

Beginning on the northerly margin of Kirkwood Avenue, formerly Vaulx Lane, the southeast corner of King's Lot being the southwest corner of W. B. Gale's residence lot; thence with Gale's west line northerly 167 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 84 feet to Mrs. King's northeast corner; thence with her easterly line southerly 178.5 feet to the northerly margin of Kirkwood Avenue; thence with the northerly margin of said avenue, easterly 87 feet to the beginning.

Being the same property conveyed to David G. Morgan and Reba Susan Anglea by deed from Larry Byron McNeil and Wanda Gayle McNeil of record in Book 4872, page 945, Register's Office for said County, and to David G. Morgan by quitclaim deed from William J. Faimon, Trustee, of record in Book 5168, page 238, Register's Office for said County.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings & Loan Association, of record in Trust Deed

Over

This is improved (X) unimproved ( ) property, known as 918 Kirkwood Avenue, Nashville, Tn.
(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 my hand this 4th day of April, 1980

David G. Morgan

DAVID G. MORGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5590 PAGE 466

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David G. Morgan

the bargainor, 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 Nashville, Tennessee this 4th day of April, 1980

Commission Expires 10/23/82 Notary Public.

STATE OF
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 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

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Book 4732, page 127, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.

F.8 4 9 2 9

APR 14 2 11 PM '80

FEE $ IN TRUST
REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENC

WARRANTY DEED

FROM
DAVID G. MORGAN, unmarried

TO
NANCY PORTAL MATTOS, et al

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5590 PAGE 467

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

6240[illegible].00-	CO
136.24	CO TX
.50	PRFEE
6.00	MORTG
CHECK	142.74-
3347A04/14/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.84929

IDENTIFICATION REFERENCE

APR 14 2 11 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 752264