4428 12/2? 149.24- CHECK

FORM NO. WD-1

BOOK 5833 PAGE 122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 19 81.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. & Pauline Morris (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 57
4447 Cato Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	68
Nashville, Tn. 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	13D-32015

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, J. Don Geary and wife, Sheila E. Geary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Morris and wife, Pauline Morris

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 in the 13th., formerly 23rd, Civil District of said County, shown as Tracts 1 and 2 on a survey by Harold H. Cole, Surveyor, dated November 18, 1971, revised November 29, 1971, more particularly described together, according to said survey as follows: BEGINNING at a point in the center line of Lynn Drive, 227 feet south 28 deg. 45 min. west from the intersection of the center line of Cato Road and the center line of Lynn Drive; thence with the center line of a proposed road, south 60 deg. 15 min. east 273 feet to a point; thence continuing with the center line of said proposed raod, south 35 deg. east 197.7 feet to a point; thence leaving the center line of said road, south 23 deg. west 18 feet to a point; thence south 83 deg. west 110 feet to a point; thence north 80 deg. west 53.5 feet to a point; thence south 42 deg. west 48 feet to a point; thence north 51 deg. 30 min. west 22 feet to a point; thence south 66 deg. west 51.2 feet to a point; thence north 78 deg. 45 min. west 58.6 feet to a point; thence south 29 deg. 45 min. west 223 feet to a point in the center line of a proposed road; thence with said center line north 29 deg. 45 min. west 230 feet to a point in the center line of Lynn Drive; thence with the center line of Lynn Drive, north 28 deg. 45 min. east 389 feet to the point of beginning, containing 3 acres, more or less.

BEING the same property conveyed to J. Don Geary and wife, Sheila E. Geary by deed from Henry L. Glasscock and wife, Lorene V. Glasscock of record in Book 4568, page 797, Register's Office for Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the mortgage held by Fidelity Federal Savings and Loan Association of record in Book 4568, page 799, said Register's Office. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to such Restrictive Covenants, easements and setback lines of record in said Register's Office.. Roadway easement of record in Book 4219, page 990, *

unimproved ( )
This is improved (X) property, known as 4447 Cato Road, Nashville, Tennessee 37218.
(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 3rd day of February, 19 82

J. Don Geary

Sheila E. Geary

* and Joint Roadway Maintenance Agreement of record in Book 5721, page 144, said Register's Office.

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 J. Don Geary and wife, Sheila E. Geary

the bargainors, 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 Brentwood, Tennessee, this 22 day of December, 1981

Commission expires 4-8-84

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 _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

G 72912

WARRANTY DEED

FROM
J. Don Geary and wife,

Sheila E. Geary

TO
James T. Morris and wife,

Pauline Morris

IDENTIF. REFERENCE

DEC 22 11 01 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			54900.00- CO	
			142.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	149.24-
4228A	12/23/81		BAL :	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 2 9 1 2

IDENTIF. REFERENCE

DEC 22 11 01 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 859098