OFFICIAL RECEIPT

B421

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Hershel A. Morris and wife, Ruby Mae Morris (NAME) | Same (NAME) | 48-70 KS |
| Route 3, Cato Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37218 (CITY) (P.O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 13D-28285 |

*FOR AND IN CONSIDERATION of the sum of* Ten ($10.00) BOOK 6030 PAGE 37

*Dollars*

and other good and valuable consideration, including the assumption of the $11,516.00 due on a note as secured by a vendor's lien recorded in Book 5540, page 743, Register's Office for Davidson County, Tennessee,

we, Betty J. Babbs and Kenneth R. Morris

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Hershel A. Morris and wife, Ruby Mae Morris,

their *(successors), heirs and assigns,*

*certain real estate in* Davidson *County, Tennessee, as follows:*

LAND in the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 7, Division of Drake Lands, of record in Book U, page 396, Register's Office for said County, and being described according to a survey of Charles D. Wallace, Surveyor, dated February 25, 1977, as follows:

BEGINNING at an iron pin in the center of Drakes Branch Road, thence with the center of said Road, North 25° 12' West 268.85 feet to an iron pin; thence continuing with the center of said Road, North 15° 36' 00" West 303.40 feet to an iron pin in Gifford's southerly line; thence leaving the center line of said Road, North 89° 44' 20" East 1,162.69 feet to an iron pin; thence South 01° 07' 16" West 393.03 feet to an iron pin; thence South 13° 34' 00" East 118.37 feet to an iron pin; thence North 86° 07' 43" West 728.83 feet to an iron pin; thence South 72° 28' 20" West 272.17 feet to the point of beginning, and containing 12.11 acres more or less therein.

BEING the same property conveyed to Betty J. Babbs and Kenneth R. Morris by deed from Harold E. Fuston and wife, Erma N. Fuston, of record in Book 5540, page 743, said Register's Office; the said Erma N. Fuston also known as Erma Ruth Fuston.

STATE OF TENNESSEE }
COUNTY OF }

The actual consideration or value whichever is greater, for this transfer is $ 11,500.00

Subscribed and sworn to before me, this the 16th day of March 19 83

Affiant

My commission expires: 1-18-87 (Affix Seal)

Notary Public

unimproved( )
This is improved(XX) property, known as 5070, 5100 & 5110 Drakes Branch Rd., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Hershel A. Morris and wife, Ruby Mae Morris,

their *(successors),*

*heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered* except as herein stated and 1983 taxes which grantees assume and agree to pay.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Hershel A. Morris and wife, Ruby Mae Morris,

their

*(successors), heirs and assigns, against the lawful claims of all persons*

*Witness* our *hand* s *this* 26th *day of* March, *19* 83 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Betty J. Babbs ✓

Kenneth R. Morris ✓

OFFICIAL RECEIPT

BOOK 6030 PAGE 38

STATE OF TENNESSEE }
COUNTY OF

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Betty J. Babbs and Kenneth R. Morris

*the within named 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* 26 *day of* March, *19*83

*Commission expires* June 20, 1986 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF

*Before me,* .....,*a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

*Witness my hand and seal, at office in* ....., *this* ..... *day of* ....., *19*.....

..... *Notary Public*

*Commission expires* .....

*THIS INSTRUMENT WAS PREPARED BY:*

Hunter Short
323 Union Street
Nashville, TN 37201
615/255-7496

7235

H 39383

IDENTIF. REFERENCE

MAR 31 2 56 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**WARRANTY DEED**

FROM

Betty J. Babbs and Kenneth R. Morris

TO

Hershel A. Morris and wife, Ruby Mae Morris

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

*Compliments of*

Title Associates, Inc.

REPRESENTING

U.S.LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6030 PAGE 39

FOR

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

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 1500.00- CO | |
| | | | 25.50 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 36.40- |
| 7235A | 03/31/83 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 9 3 8 3.

IDENTIF. REFERENCE

MAR 31 2 56 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 939069