THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James Lynn Morgan 2500 Oakland Avenue Nashville, Tennessee 37212	Same	104-16-280 24W-1300

BOOK 6469 PAGE 182

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James S. Martin and wife, Morene C. Martin,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Lynn Morgan, unmarried,

hereinafter called the Grantee, Grantee's 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 northerly one-half of Lot No. 187, on the Map of Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, page 34, Regiter's Office for said County.

SAID northerly one-half of Lot No. 187 fronts 50 feet on the easterly side of Oakland Avenue, and runs back between parallel lines with the southerly margin of Beechwood Avenue, 175 feet to an alley.

BEING the same property conveyed to James S. Martin and wife, Morene C. Martin by Quitclaim Deeds from Louise S. Martin, a widow, of record in Book 5061, page 555, and in Book 5107, page 543, both in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced map of record in said Register's Office.

1.75 0 7.8
IDENTIF. REFERENCE
JAN 7 12 47 PM '85
FELIX Z. WILSON II REGIST.
DAVIDSON COUNTY, TN

This is (XX) improved property, known as 2500 Oakland Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 4th day of January, 1985.

James S. Martin

James S. Martin

Morene C. Martin

Morene C. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 1985, before me personally appeared James S. Martin and Morene C. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 74,900.00.

_____
Affiant

Subscribed and sworn to before me, this the 4th day of January, 1985.

My Commission Expires: 10-24-88 _____
Notary Public

WARRANTY DEED

from:
JAMES S. MARTIN ET UX

to:
JAMES LYNN MORGAN

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23115)

dp

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

RECEIVED OF _____

FOR _____

BOOK 6463 PAGE 184

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

74900.00- CAMT.
194.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.24-
1571A01/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 5 0 7 8

IDENTIF. REFERENCE

JAN 7 12 46 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99248