THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

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WARRANTY DEED

NEW OWNER(S):

STEVE MORROW
7028 Reed Court
FRANKLIN, TENN.
37064

SEND TAX BILLS TO:

SAME

MAP PARCEL NUMBERS:

MAP 52-16
PARCELS 31 & 116

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, including the assumption of a Deed of Trust in the original principal amount of $137,000.00, of record in Book 6035, page 619, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, GERALD A. DIECKMAN, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said STEVE MORROW, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 1 and 2 pursuant to Subdivision Plan of record in Book 5190, page 233, Register's Office for Davidson County, Tennessee, known as revised Section Four "A" of Marlin Meadows, described as follows:

TRACT NO. 1:

BEGINNING at a concrete monument at the intersection of Peeler Trail and Allen Pass; thence with the northerly margin of Allen Pass South 32°33' West 203.56 feet to a concrete monument; thence continuing with the northerly margin of Allen Pass 12.0 feet to a concrete monument; thence North 57°24'22" West 86.93 feet to the common boundary with Tract No. 2; thence North 32°33'00" East 253.00 feet to the westerly margin of Peeler Trail; thence with the westerly margin of Peeler Trail South 46°37' East 67.91 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet 34.54 feet to the beginning.

TRACT NO. 2:

BEGINNING on the westerly margin of Peeler Trail at the common boundary with Tract No. 1, being a point North 46°37' West 67.91 feet from a concrete monument at the intersection of Peeler Trail and Allen Pass; thence South 32°33'00" West 253 feet; thence North 57°24'22" West 134.87 feet to a concrete corner post at the southeast corner of Lot No. 44; thence North 32°26'52" East 136.0 feet to an iron pin; thence North 32°00'19" East 143.0 feet to the westerly margin of Peeler Trail; thence with the westerly margin of Peeler Trail South 46°37' East 138.95 feet to the beginning.

BEING the same property conveyed to Gerald A. Dieckman by deed from Homer E. Chance and Randy E. Chance, of record in Book 6035, page 614, Register's Office for Davidson County, Tennessee.

SAID PROPERTY IS FREE AND UNENCUMBERED EXCEPT AS FOLLOWS:

1. Deed of Trust of record in Book 6035, page 619, Register's Office for Davidson County, Tennessee.

2. 1985 property taxes which are not yet due and payable. Said taxes have been prorated and assumed by Buyer.

3. Subdivision restrictions of record in Book 2156, page 35, Register's Office for Davidson County, Tennessee, as amended.

4. Easements, as of record, including utility, drainage, sewer and minimum building setback.

This is improved property, known as:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his successors, heirs and assigns forever. I covenant that I am 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 set forth above. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 10th day of July, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J 20172

IDENTIF. REFERENCE

JUL 12 9 02 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Gerald A Dieckman
GERALD A. DIECKMAN
By: Gerald Yarbrough
Power of Attorney

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

X Steve Morrow
AFFIANT

Subscribed and sworn to before me, this 10th day of July, 1985.

Lori Jill Vining
NOTARY PUBLIC

LORI JILL VINING NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/24/88

STATE OF TENNESSEE)
COUNTY OF)

On this the 10th day of July, 1985, before me, the undersigned officer, personally appeared GERALD YARBROUGH, known to me, or satisfactorily proven, to be the person whose name is subscribed as attorney in fact for GERALD A. DIECKMAN, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and offical seal.

NOTARY PUBLIC

Ronald B. Buckner
NOTARY PUBLIC

My Commission Expires: 10-29-86

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

152000.00- CONT.
395.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 401.70-
6999A07/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 1 7 2

IDENTIF. REFERENCE T

JUL 12 9 02 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153218