Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Peggy S. Ferrell, etal	Same as new owner	Map 25
325 Dry Creek Road		Parcel 20
Goodlettsville, Tn. 37072		10D-30410

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, JAMES EDWARD MORGAN, a single man, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said PEGGY S. FERRELL, a single woman, CHERI DIANNE FERRELL, a single woman and CHARLES R. FERRELL, II, a single man, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a part of a tract of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, October 14, 1940, and more particularly described as follows:

BEGINNING at a concrete post on Dry Creek Road 435 feet from the easterly boundary line of W. J. Byram and westerly boundary line of Arden Wilson, formerly Joe Williams line, on the north side of Dry Creek Road; thence 200 feet, more or less, to corner post of land owned by G. H. Stephens and wife; thence North 290 feet, more or less, to corner post; thence East 200 feet, more or less, to corner of lot owned by F. T. Lee and wife; thence South 290 feet to the point of beginning, thus being a tract of land 200 feet by 290 feet, more or less, between Lots of F. T. Lee and wife, on the East side and G. H. Stephens and wife, on the West side.

Being the same property conveyed to James Edward Morgan and wife, Dorris Jean Morgan, by deed from William P. Sherlock, of record in Book 5009, page 518, Register's Office, Davidson County, Tennessee. The said Dorris Jean Morgan having since died.

It is the intent of the parties that the Grantees own and hold title to the above described property as joint tenants with survivorship obtaining -- that is upon the death of any of them, the survivors shall hold title as joint tenants with survivorship obtaining and upon the death of any two of them, the sole survivor shall hold title to the property in fee simple.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except 1986 State & County taxes to be paid in full by Grantees without proration.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS my hand on this the 29th day of January, 1986.

James Edward Morgan
JAMES EDWARD MORGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES EDWARD MORGAN, a single man, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 29th day of January, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Peggy S. Ferrell
Affiant

Sworn to and subscribed before me, this the 29th day of January, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7.2578

IDENTIFICATION REFERENCE

JAN 30 10 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6773 PAGE 23

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

CHECK 106.80-

B362A01 1/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 2 5 7 8

IDENTIF. REFERENCE

JAN 30 10 12 AM '86

FELIX Z. WILSON JJ REGISTER
DAVIDSON COUNTY, TN

No. 215008