Box 42

WARRANTY DEED BOOK 6899 PAGE 384

FROM: JOSEPH P. BALTZ

TO: EDWARD J. MORGAN

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
EDWARD J. MORGAN		MAP 104-9
3805 CENTRAL AVENUE	SAME	PARCEL 32
NASHVILLE, TN 37205		FB 26W1965

THIS INSTRUMENT PREPARED BY: BARRETT B. SUTTON, JR., 3305 WEST END AVENUE, NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Edward J Morgan
AFFIANT

SUBSCRIBED and sworn to before me, this 25th day of June, 1986.

Barrett Sutton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/13/89

FOR AND IN CONSIDERATION OF the sum of Fifty Thousand and No/100 ($50,000.00) Dollars, the receipt of which is hereby acknowledged, Joseph P. Baltz, unmarried, hereinafter referred to herein as "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Edward J. Morgan, hereinafter referred to herein as "Grantee", his heirs, personal representatives, and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 194 of the Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, Page 92, in the Register's Office for said County.

SAID Lot No. 194 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines 192 1/2 feet to an alley.

BEING the same property conveyed to Elsie L. Hows by deed of record in Book 3768, Page 384, said Register's Office, and the same property devised to Joseph P. Baltz by First Codicil to the Will of Elsie Louise Hows, deceased, of record in Will Book 149, Page 452, Probate Court Clerk's Office for said County. Said Will has been recorded in Book 6897, Page 200, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3805 Central Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee, his heirs, personal representatives, and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1986, which have been fully assumed by the Grantee;

2. Plan of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 1986.

GRANTOR:

Joseph P. Baltz

JOSEPH P. BALTZ

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, Barrett B. Sutton Jr., a Notary Public of the State and County aforesaid, Joseph P. Baltz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 1986.

Barrett B. Sutton Jr.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/13/89

14808

IDENTIFICATION REFERENCE

Jun 26 3 10 PM '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 6899 PAGE 336

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

50[illegible].00- CANT.
130.00 RSTAX
.50 RPFS
6.00 MOR D
CHECK 136.50-
059|A06/26/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14808

IDENTIFICATION REFERENCE

JUN 26 3 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264060