PREPARED BY/RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

RE-RECORD
BOOK 7025 PAGE 882

BOOK 7021 PAGE 584

OCT 28 8 47 AM '96
PEGGY E. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFY REFERENCE

57035

WARRANTY DEED

ADDRESS NEW OWNER:	MORTGAGEE ADDRESS:	Map - Parcel - FLD BK NO.
GARY WALTER MORRISON	JAMES GOODALL HOUK, TRUSTEE	Map 38
400 Forest Park Road, B-49	2815 22nd Avenue, South	Parcel 20
MADISON, TN 37115	Nashville, TN 37215	Fld Bk No. 14D 49050

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE WITHIN NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANNA ELIZABETH BATTLE, ROBERT L. HOUK, JAMES GOODALL HOUK, Heirs of the Estate of Cornelia D. Goodall, deceased; THIRD NATIONAL BANK (of Nashville, Tennessee), in it's capacity as TRUSTEE of the Estate of Robert M. Bowers, deceased; and ALEXANDER H. PEGUES, JR., Heir of the Estate of (Mrs.) Frances Bowers Pegues, deceased;** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY WALTER MORRISON** and wife, **BRENDA JENNETTE MORRISON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OF LAND, DESCRIBED IN TWO CONTIGUOUS TRACTS, LYING IN THE 14th CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY, DATED 1/23/85, BY KESSINGER & ASSOCIATES, ENGINEERS & SURVEYORS, TENNESSEE NO. 1038, NOT OF RECORD, AS FOLLOWS: TO-WIT:

REFERENCE is hereby made to EXHIBIT "A" which is attached hereto and made a part hereof, for the Legal Description of the real property being hereby conveyed.

BEING a part of the same property which was conveyed to R. M. GOODALL by JOSEPH R. WEST, Clerk & Master, of record in Deed Book 560, Page 156, Register's Office for Davidson County, Tennessee; the said R. M. Goodall having since died and by Will of record in Will Book 63, Page 199, Probate Court for Davidson County, Tennessee, said property was devised to CORNELIA D. GOODALL; the said Cornelia D. Goodall having since died and by Will of record in Will Book 87, Page 98, Probate Court for Davidson County, Tennessee, said property was devised to (Miss) ANNA ELIZABETH BATTLE as to a 1/3 interest, ROBERT L. HOUK and JAMES GOODALL HOUK as to a 1/3 interest, and ROBERT M. BOWERS and (Mrs) FRANCES BOWERS PEGUES as to a 1/3 interest; the said ROBERT M. BOWERS having since died and by Will of record in Will Book J, Page 254, County Court for Giles County, Tennessee, said property was devised to THIRD NATIONAL BANK (of Nashville, Tennessee), as TRUSTEE, as to a 1/6 interest; the said (Mrs) Frances Bowers Pegues having since died and by Will of record in Book 5904, Page 331, Register's Office for Davidson County, Tennessee, said property as devised to American National Bank & Trust Company of Chattanooga, Tennessee, and her husband, Alexander H. Pegues, as Trustees, as to a 1/6 interest; the said Alexander H. Pegues having since died and in accordance with Item 5-c of the Last Will and

CONTINUED ON PAGE TWO

Testament of the said Frances Bowers Pegues the said property was thence devised to ALEXANDER H. PEGUES, JR. as to a 1/6 interest:

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and respresentatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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WITNESS our hands as executed on the respective dates as follows:

Anna Elizabeth Battle 10/6/86
ANNA ELIZABETH BATTLE Date

Robert L. Houk by James Goodall Houk 10/22/86
ROBERT L. HOUK Date
By: James Goodall Houk,
His Attorney-in-Fact

James Goodall Houk 10/22/86
JAMES GOODALL HOUK Date

10-10-86
ALEXANDER H. PEGUES, JR. Date

10/6/86
THIRD NATIONAL BANK, TRUSTEE Date
Estate of Robert M. Bowers, Deceased
BY: ~~RICHARD X. CAMPBELL, Vice President & Trust Officer~~
GAIL SMITH COX, TRUST OFFICER

10/6/86
ATTEST: NICHOLAS P. BURNS Date
Trust Real Estate Officer

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 34,000.00 .

Gary Walter Morrison
GARY WALTER MORRISON Affiant

Subscribed and sworn to before me, this the 6th day of October 1986.

W K
W. K. GEORGAS, JR. Notary Public

My Commission Expires: 2/11/87

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, W. K. Georgas, Jr. a Notary Public in and for said County and State, personally appeared GAIL SMITH COX and NICHOLAS P. BURNS with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be a Trust Officer and a Trust Real Estate Officer, respectively, of THIRD NATIONAL BANK (of Nashville, Tennessee), acting in it's capacity as TRUSTEE of the Estate of Robert M. Bowers, deceased, the within named bargainor, a National Bank Association, and that they as such ~~Vice President and~~ Trust Officer and Trust Real Estate Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of THIRD NATIONAL BANK, TRUSTEE, by the said GAIL SMITH COX as such ~~Vice President and~~ Trust Officer, and attesting the same by the said NICHOLAS P. BURNS as such Trust Real Estate Officer.

Witness my hand and official seal at office at Hendersonville, Tennessee, on this the 6th day of October, 1986.

W. K. GEORGAS, JR. Notary Public

My Commission Expires: 2/11/87

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RE-RECORD

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STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22nd day of October, 1986 before me personally appeared JAMES GOODALL HOUK to me known to be the person(s) who executed the foregoing instrument in behalf of ROBERT L. HOUK and acknowledged that he executed the same as the free act and deed of said ROBERT L. HOUK

Witness my hand and official seal at Hendersonville, Tennessee.

My Commission Expires: 2/11/87

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, W. K. GEORGAS, JR., a Notary Public in and for said County and State, the within named ANNA ELIZABETH BATTLE the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 6th day of October, 1986.

My Commission Expires: 2/11/87

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, W. K. GEORGAS, JR., a Notary Public in and for said County and State, the within named JAMES GOODALL HOUK the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 22nd day of October, 1986.

My Commission Expires: 2/11/87

W. K. GEORGAS, JR. Notary Public

STATE OF TEXAS
COUNTY OF Harris

Sherry B. Scheurer

Personally appeared before me, Alexander H. Pegues JR, a Notary Public in and for said County and State, the within named ALEXANDER H. PEGUES, JR. the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Citizens Bank, Houston, Texas this 10th day of October, 1986.

My Commission Expires: 6-16-90

Notary Public

RECORDED

EXHIBIT "A"

A CERTAIN parcel of land, described in two contiguous tracts, lying in the 14th Civil District of Davidson County, Tennessee, described according to a survey, dated 1/23/85, by Kessinger & Associates, Engineers & Surveyors, Tennessee No. 1038, not of record, as follows: to wit:

TRACT #1

BEGINNING at an iron pin marking the intersection of the south margin of Little Marrowbone Road and the west margin of Eatons Creek Road, the northeast corner of this tract and continuing as follows; S 15° 24' 03" E, 144.03 feet to an iron pin in the west margin of Eatons Creek Road, the northeast corner of a tract of land which belongs to Michael G. Hite having a deed reference in Deed Book 5186, Page 314, Register's Office for Davidson County, Tennessee; thence N 73° 40' 03" W, 491.67 feet to an iron pin, a corner to said tract of land which belongs to Michael G. Hite; thence S 5° 10' 10" W, 649.00 feet to an iron pin in the north boundary of a tract of land which belongs to Frank E. Lorge having a deed reference in Deed Book 5925, Page 498, Register's Office for Davidson County, Tennessee, the southwest corner of said tract of land which belongs to Michael G. Hite; thence N 86° 10' 05" W, 334.84 feet to an iron pin, a corner to said tract of land which belongs to Frank E. Lorge; thence with the west boundary of said tract of land which belongs to Frank E. Lorge as follows, S 13° 23' 47" W, 260.70 feet to a point in the center of a drain; thence S 39° 35' 04" W, 132.00 feet to a point in the center of said drain; thence S 56° 15" 15" W, 187.29 feet to the intersection of the centerline of said drain and the center of a branch, a point in the north boundary of a tract of land which belongs to Kirkland W. Todd, Jr. having a deed reference in Deed Book 5263, Page 449, Register's Office for Davidson County, Tennessee, a corner to said tract of land which belongs to Frank E. Lorge; thence with the center of said branch and the north boundary of said tract of land which belongs to Kirkland W. Todd as follows, N 64° 49' 26" W, 185.55 feet; thence S 89° 21' 51" W, 95.51 feet; thence S 73° 49' 41" W, 130.00 feet to a point in the center of said branch marked by an iron pin on the north bank; thence with a new line, N 33° 04' 05" E, 1599.36 feet to an iron pin in the south margin of Little Marrowbone Road; thence with the south margin of Little Marrowbone Road as follows, a curve to the right having a radius of 685.00 feet, an arc distance of 171.59 feet, a chord bearing of, S 70° 57' 01" E, 171.14 feet; thence S 63° 46' 27" E, 234.35 feet to an iron pin; thence S 26° 13' 33" W, 5.00 feet to an iron pin; thence S 63° 46' 27" E, 303.46 feet to the point of beginning, containing 16.59 acres as surveyed by Kessinger & Shepard, dated January 23, 1985.

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EXHIBIT "A" PAGE TWO

TRACT # 2

BEGINNING at a point on the south side of a bridge located in the south margin of Little Marrowbone Road on the southeasterly bank of Little Marrowbone Creek, a point in the east boundary of a tract of land which belongs to J. E. Lantz having a deed reference in Deed Book 1488, Page 381, Register's Office for Davidson County, Tennessee, the most northerly, northwest corner of this tract and continuing as follows; with a curve to the right having a radius of 685.00 feet, an arc distance of 375.36 feet, a chord bearing of, N 86° 10' 31" E, 370.68 feet to an iron pin in the south margin of Little Marrowbone Road; thence with a new line, S 33° 04' 05" W, 1599.36 feet to a point in the center of a branch marked by an iron pin on the north bank, a point in the north boundary of a tract of land which belongs to Kirkland W. Todd, Jr. having a deed reference in Deed Book 5263, Page 449, Register's Office for Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to Kirkland W. Todd, Jr. as follows, S 73° 49' 41" W, 183.20 feet to a point in the center of said branch; thence S 71° 39' 34" W, 123.61 feet to a point in the center of said branch; thence S 54° 20' 35" W, 106.68 feet to the intersection of the center of said branch and the center of Wolf Branch, a corner to said tract of land which belongs to Kirkland W. Todd, Jr.; thence N 5° 34' 03" E, passing through an iron pin at approximately 20 feet, 1160.16 feet in all to a point in the center of Little Marrowbone Creek marked by an iron pin on the south bank, a corner to said tract of land which belongs to Kirkland W. Todd, Jr. in the south boundary of said tract of land which belongs to J. E. Lantz; thence with the south boundary of said tract of land which belongs to J. E. Lantz and the center of Little Marrowbone Creek as follows, S 76° 21' 26" E, 166.87 feet; thence S 32° 55' 20" E, 58.40 feet; thence S 83° 29' 59" E, 63.71 feet; thence N 81° 38' 51" E, 87.41 feet; thence N 88° 01' 23" E, 58.91 feet; thence N 74° 55' 21" E, 51.45 feet; thence N 57° 23' 29" E, 73.37 feet; thence N 42° 28' 26" E, 88.00 feet; thence N 24° 13' 45" E, 142.29 feet; thence N 43° 24' 37" E, 201.35 feet to the point of beginning, containing 17.57 acres as surveyed by Kessinger & Shepard, dated January 23, 1985.

THE above described tracts of land may be found on Tax Map 38, Parcel 20, Tax Assessor's Office for Davidson County, Tennessee.

RE-RECORD
5841 3
IDENTIFICATION REFERENCE
OCT 31 9 17 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN