THIS INSTRUMENT PREPARED BY:
EARL THOMPSON, ATTORNEY
Suite 205, Ambrose Building
162 Fourth Avenue, North
Post Office Box 2868
Nashville, Tennessee 37219

BOOK 7088 PAGE 633

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO	MAP & PARCEL #
Gene Morgan 1131 Fern Bank Avenue Madison, Tennessee 37115	Same	52-9 Par 131 Ja

FOR AND IN CONSIDERATION of THIRTY-NINE THOUSAND AND NO/100 ($39,000.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, WARNER A. FARRELL AND WIFE, MARION PERDUE FARRELL, have bargained and sold, and by these presents do transfer and convey unto the said GENE MORGAN, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 33 on the Map of Montague Subdivision, as of record in Book 421, Page 129, Register's Office for said County.

Said Lot No. 33 fronts 140 feet on the southeasterly side of Fern Bank Drive and runs back from the center of said Drive, 445 feet on the southwesterly line and 488.5 feet on the northeasterly line with the center of East Palestine Boulevard to low water mark of Cumberland River, measuring 144 feet thereon.

Being property conveyed to Warner A. Farrell and wife, Marion Perdue Farrell by deed from Amelia Jo Litterer of record in Book 2636, Page 444, Register's Office for Davidson County, Tennessee and being property conveyed to Warner A. Farrell by Quit-Claim Deed from Marion Perdue Farrell of record in Book 6474, Page 640, said Register's Office.

This is improved real property known as 1131 Fern Bank Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said GENE MORGAN, his heirs, successors and assigns forever.

The undersigned covenants with the said GENE MORGAN that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered.

The undersigned do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to said land to the said GENE MORGAN, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 3rd day of December, 1986.

Warner A. Farrell
WARNER A. FARRELL

Marion Perdue Farrell
MARION PERDUE FARRELL

7 8 3 2 4
IDENTIFICATION REFERENCE
DEC 31 10 54 AM '86
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF OREGON
COUNTY OF JOSEPHINE

Personally appeared before me, Barbara Mosley, a Notary Public in and for said State and County, the within named WARNER A. FARRELL and HELEN M. FARRELL, the within bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Grants Pass, Oregon, this 31st day of December, 1986.

BARBARA MOSLEY
NOTARY PUBLIC - OREGON
My Commission Expires: 11-6-87

Barbara Mosley
NOTARY PUBLIC

My Commission Expires: 11-6-87

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $39,000.00.

Sworn to and subscribed before me this 31st day of December, 1986.

Notary Public
NOTARY PUBLIC

My Commission Expires: 10/24/88

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

RECEIVED OF _____

FOR _____

BOOK 7088 PAGE 641

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

39000.00 CONT.
189.80 CSTAX
.50 [illegible]
6.00 WDED
CHECK 195.70-
01/A 12/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78324

IDENTIFICATION REFERENCE

DEC 31 10 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 28838