FILE BOOK 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Stewart Morrow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 1987

Notary Public

MY COMMISSION EXPIRES: 9/1/90

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart A. Morrow (NAME)	Mortgage Corporation of the South (NAME)	MAP 124
Rt. 1, South Mt. Juliet Road (STREET ADDRESS OR ROUTE NUMBER)	2119 6th Avenue, North (STREET ADDRESS)	PARCEL 56
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	04D23179

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronnie D. Richards and wife, Teresa Richards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stewart A. Morrow and wife, Kandie J. Morrow

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Land in the 4th Civil District of Davidson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee Licensed Surveyor No. 654 and as drawn by T & H Land Surveyors, and described as follows:

Beginning at a point in the westerly margin of South Mt. Juliet Road, said beginning point being 450 feet generally South as measured along South Mt. Juliet Road from the southeast corner of property conveyed to Co-Op Properties, Inc. in Deed Book 365, page 314, Register's Office for Wilson County, Tennessee; thence with the westerly margin of South Mt. Juliet Road South 3 deg. 08 min. West 200 feet to a point; thence leaving South Mt. Juliet Road 83 deg. 05 min. West 1114.37 feet to a point; thence North 4 deg. 19 min. East 200 feet to a point; thence North 83 deg. 03 min. East 1110.31 feet to the point of beginning, containing 5.03 acres.

Being the same property conveyed to Ronnie D. Richards and wife, Teresa Richards, by deed from L. G. Burnett, Jr. and wife, Mary Ann Burnett, of record in Book 6797, page 164, said Register's Office.

87950

IDENTIFICATION REFERENCE

JAN 28 2 11 PM '87

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as Rt. 1, South Mt. Juliet Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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.

Witness our hand s this 22nd day of January, 1987

Teresa Richards

Ronnie D. Richards

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie D. Richards and wife, Teresa Richards

the bargainor s, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 22nd day of January 19 88

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who his oath himself (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Ronnie D. Richards
Teresa Richards

TO

Stewart A. Morrow
Kandie J. Morrow

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

8450[illegible]. 0- CAMT.
[illegible]. 0 CSTAX
.50 PRFE[illegible]
6.00 WD[illegible]
CHE[illegible]K 243.10-
3969A01/20/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87.950

IDENTIFT REFERENCE

JAN 28 2 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 39472