This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

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Address of New Owner(s):	Mortgagee:	Map-Parcel No.:
Wallace D. Morton et ux Patricia A. Morton	First American National of Nashville First American Center Nashville, TN 37237	105-16-164

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS ALVIN RICHARDS (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to WALLACE D. MORTON and wife, PATRICIA A. MORTON (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 25 and 26 on the Map of John H. Canday's Subdivision of West Lawn, as of record in Book 332, page 90, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 25 and 26 fronts fifty feet each on the westerly side of Canady Avenue and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Thomas Alvin Richards and wife, Annie Frances Richards by deed from Kelley Crabtree and wife, Eva J. Crabtree of record in Book 5351, page 130, Register's Office for Davidson County, Tennessee. (The said Annie Frances Richards having since died.)

This conveyance is made subject to 1987 property taxes, which have been prorated and assumed by Grantees.

This is improved property as 2135 & 2137 Canady Street, (Lot Nos. 25 & 26), Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it 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 as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29 day of January, 1987.

Thomas Alvin Richards
THOMAS ALVIN RICHARDS

02/12 104.50 CHECK

3928

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of January, 1987, before me personally appeared THOMAS ALVIN RICHARDS to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be he free act and deed.

Witness my hand and official seal.

My Commission expires:

1-21-90

Sandy E. Morrow
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVISON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Wallace O. Morton
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
29 DAY OF January, 1987.

Sandy E. Morrow
NOTARY PUBLIC

My Commission Expires: 1-21-90

9322 9

IDENTIFICATION REFERENCE

FEB 12 10 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PAID EXP.

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

$350[illegible].[illegible]0- CAMT.
90.00 CSTAX
.50 PRFEE
6.00 WDCTD
CHECK 104.50-
902[illegible]02/12/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9322 9

IDENTIFT REFERENCE

FEB 12 10 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 45197