FILE BOX "7" FILE NO. 20774

BOOK 7142 PAGE 751 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 19 87

Notary Public

MY COMMISSION EXPIRES: 2-20-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN HULEN et al	S A M E	142-86
(NAME)	(NAME)	
P. O. Box 150792		9D-56580
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37215		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ESTATE OF GUY E. MORLEY, By CAROL WILBUR HAWKINS, Executrix,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN HULEN and G. STEVEN HULEN,

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:

Two tracts or parcels of land in the 9th Civil District of Davidson County, Tennessee, described as follows:

TRACT 1: BEGINNING at the northeast corner of Nicholas Property, center of Hicks Road, South 88 degs. 45 min. West 440 feet more or less to a stake, thence North 16 deg. East 250 feet to a stake, thence North 87 deg. East 400 feet more or less to center of Hicks Road; thence South on center of Hicks Road 242 feet more or less to the point of BEGINNING, said plot to contain 2 acres more or less. Being part of the original Bradford-Whitaker tract.

TRACT 2: BEGINNING at the northeast corner of Bradford 2 acres (center of Hicks Road) thence South 87 deg. West 234 feet to an iron stake, thence parallel to center of Hicks Road 210 feet to a stake, thence North 87 deg. East 234 feet more or less to center of Hicks Road, thence south along center of Hicks Road, 210 feet to the point of BEGINNING. Said tract to contain 1 acre more or less.

BEING the same property conveyed to Guy E. Morley and wife, Erma Lucille Morley by deed from Luther Paul Dyer and wife, Eliza Owen Dyer, of record in Book 2746, page 609, Register's Office for Davidson County, Tennessee. The said Erma Lucille Morley having since died, leaving Guy E. Morley as Surviving Tenant by the Entireties and the said Guy E. Morley having since died in Davidson County, Tennessee.

By Deed of record in Book 2746, page 609, a certain easement right was granted for the installation of a water line to reach a well located on the subject property, said well having since been abandoned after the installation of public water serving this property, such that the easement right herein has been extinguished due to the removeal of the well and the line serving same, and Grantors herein warrant that *

unimproved ( ) his is improved (X) property, known as 161 Hicks Road, Nashville, Tennessee 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

*said easement right is of no further effect.

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 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 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 my hand this 10th day of February, 19 87

THE ESTATE OF GUY E. MORLEY

By: Carol Wilbur Hawkins

CAROL WILBUR HAWKINS, Executrix

STATE OF TENNESSEE
Davidson County

BOOK 7142 PAGE 752

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ESTATE OF GUY E. MORLEY, Carol Wilbur Hawkins, Executrix,

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 1987.

Commission Expires 9/9/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

Commission Expires _____

Notary Public

WARRANTY DEED

FROM

ESTATE OF GUY E. MORLEY, by Carol Wilbur Hawkins, Executrix

TO

JOHN HULEN and G. STEVEN HULEN

IDENTIFICATION REFERENCE

FEB 20 2 13 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9. 5. 7. 5. 8.

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

RECEIVED OF _____

FOR _____

BOOK 7142 PAGE 753

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

[illegible].00- CAMT
28000 CSTAX
.50 PRFEE
6.00 MTGTX
CHECK ~~3[illegible]~~
2744A02/20/87 BAL .00

Total 286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9: 5: 7: 5: 8:

IDENTIFICATION REFERENCE

FEB 20 2 13 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48058