Guer47

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO (MORTGAGEE) | MAP-PARCEL NUMBERS |
|---|---|---|
| GREGORY J. DEGNAN ET UX | SOVRAN MORTGAGE CORPORATION | 11 D 27950 |
| (NAME) | (NAME) | |
| 639 Campbell Road | 201 East Cary Street | 42-3-98 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, TN 37115 | Richmond, VA. 23219 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED** BOOK 7200 PAGE 145

For and in consideration of the sum of TEN AND 00/100 ---------- ( $10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, JAMES B. MORRIS, JR. AND WIFE, SUSAN P. MORRIS,

have bargained and sold, and by these presents do transfer and convey unto the said GREGORY J. DEGNAN AND WIFE, JUNIA M. DEGNAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Castle Grove Section One, of record in Book 2900, page 60, Register's Office for said County.

Said Lot No. 8 fronts 185 feet on the south side of Campbell Road and extends back between lines 254 feet on the east line and 173.93 feet on the west line to a line in the rear on which it measures 201.6 feet.

BEING the same property conveyed to James B. Morris, Jr. and wife, Susan P. Morris by deed from Billy Joe Seals and wife, Montye C. Seals; and Harold D. Woosley and wife, Nancy C. Woosley of record in Book 4904, Page 270, Register's Office for Davidson County, Tennessee.

13907

EXEMPT-REFERENCE

APR 13 8 35 AM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TN

unimproved ( )
This is improved XX property, known as 639 Campbell Road (House Number) (Street)
Madison, TN 37115 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 6th day of April, 19 87

James B. Morris, Jr.

Susan P. Morris

BOOK 7200 PAGE 146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES B. MORRIS, JR. AND WIFE, SUSAN P. MORRIS

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 6th day of April, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 74,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 6th day of April, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

WARRANTY DEED

FROM
JAMES B. MORRIS, JR. ET UX

TO
GREGORY J. DEGNAN ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 7200 PAGE 147

| | | |
|---|---|---|
| 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 |
| TO - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

74[illegible].00- CAMT.
207.50 CSTAX
.50 PRFEE
5.00 MORTG
CHK # 213.00-
2:79:04/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3907

IDENTIFICATION REFERENCE

APR 13 8 35 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 68226