BOOK 7157 PAGE 93

FORM NO. WD-1

File # 20703
Loan # 385785-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 87

Notary Public

MY COMMISSION EXPIRES: 4/15/89
(AFFIX SEAL)

Box 71

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
DOUGLASS F. MORGAN (NAME)	Third National Mortgage Company (NAME)	MAP 123
1757 Bakers Grove Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	PAR 84
Hermitage, TN. 37076 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D-21025

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, JAMES B. TUNE and wife, JUDITH E. TUNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLASS F. MORGAN and wife, CAROLYN P. MORGAN

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:

SEE ATTACHED FOR A COMPLETE AND ACCURATE LEGAL DESCRIPTION.

RE-RECORD BOOK 7213 PAGE 870

Being the same property conveyed to James B. Tune and wife, Judith E. Tune by deed from James F. Tune and wife, Martha E. Tune of record in Book 5626, page 639, Register's Office for Davidson County, Tennessee. Said instrument correcting original deed of record in Book 5569, page 635, said Register's Office.

00333 IDENTIFICATION REFERENCE

MAR 4 4 03 PM '87
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

MAR 27 9 56 AM '87

RE-RECORD
1 8 5 1 c 3

04/24 12 30 CHECK

X unimproved
This is improved property, known as 1757 Bakers Grove Road, Hermitage, TN. 37076
House Number Street P.O. Address Route Box No. 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 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 their hands this 24th day of February, 19 87

JAMES B. TUNE

JUDITH E. TUNE

37064

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES B. TUNE and wife, JUDITH E. TUNE

the bargainor s, 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 Nashville, Tennessee, this 24th day of February, 19 87.

Notary Public

Commission Expires 4-19-87

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____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
JAMES B. TUNE

JUDITH E. TUNE

TO
DOUGLASS F. MORGAN

CAROLYN P. MORGAN

Saturn & Mazer, Attorneys
Row 1
Box 7

RE-RECORD BOOK 7213 PAGE 872

EXHIBIT A BOOK 7157 PAGE 95

LAND in Davidson County, Tennessee, described according to a survey of John Kohl, dated February 23, 1987, as follows:

Beginning at a point North 87 deg. 31' 36" West 186.60 Ft. from the West boundary of Bakers Grove Road; thence North 81 deg. 56' 33" West 630.00 ft. to a point; thence North 1 deg. 18' 15" East 86.92 Ft. to a point; thence North 73 deg. 58' 33" West 189.41 ft. to a point; thence North 8 deg. 9' 34" West 45 ft. to a point; thence North 35 deg. 39' 57" East 353.40 ft. to a point; thence South 77 deg. 37' 45" East 129.41 ft. to a point; thence South 52 deg. 58' 42" East 551.84 ft.to a point; thence South 24 deg. 50' 36 " East 178.85 ft. to the point of beginning, along with a 50 foot easement a drive and water line to Bakers Grove Road.

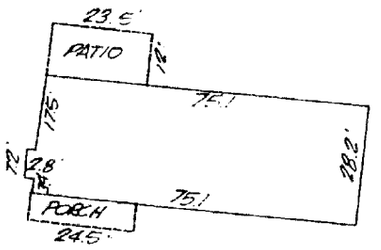
Said easement for water line and drive being more particularly described according to survey attached hereto as Exhibit "B"

RE-RECORD BOOK 7213 PAGE 873

Exhibit "B"

Easement for water line and drive

BOOK 7157 PAGE 96



HOUSE DETAIL

NOTE: This parcel IS NOT included in areas designated as " special flood hazard" on the latest NATIONAL FLOOD INSURANCE PROGRAM maps received by me as of this date.

CENSUS TRACT 156.03

MORTGAGE LOAN INSPECTION

OWNER: DOUGLAS F. MORGAN & CAROLYN P.

SCALE: 1" = 200' DATE: FEBRUARY 23, 1987

PROPERTY LOCATED: 1757 BAKERS GROVE ROAD
HERMITAGE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: TRACT AND IMPROVEMENTS – PROPERTY BEING DESCRIBED ACCORDING TO A SURVEY FOR: JAMES B. TUNE – BY EDWIN D. WORSHAM

RECORDED: _____

This MORTGAGE LOAN INSPECTION should not be represented to be a land or lot survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

SIGNED: JOHN KOHL & COMPANY, P.C.

By: _____

JOHN B. KOHL III REGISTERED LAND SURVEYOR TENNESSEE No. 1100

JOHN KOHL & COMPANY, P.C. • 400 7th Ave. S., Nashville, TN 37203 • (615) 255-3535