BOOK 7214 PAGE 721

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
	same	
Roy E. Morgan	MORTGAGE:	61-15-338
Jimmy W. Morgan	Dominion Bank of	
113 Cedar Crest Drive	Middle Tennessee	
Hendersonville, TN 37075	315 Union Street	
	Nashville, TN 37201	

This instrument prepared by: Boult, Cummings, Conners & Berry (SLW)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, James A. Powell and Larry Wayne Powell ("Grantors") have bargained and sold, and hereby transfer and convey to Roy E. Morgan and Jimmy W. Morgan as tenants in common, ("Grantees"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following: See Exhibit A.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons.

Executed this 23rd day of April, 1987.

James A. Powell

Larry Wayne Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of April, 1987.

Notary Public
My Commission Expires: 1/17/92

This is improved property, known as 1111 Marion Avenue.

STATE OF Tennessee COUNTY OF ~~Davidson~~ Sumner BOOK 7214 PAGE 722

Personally appeared before me, Steve L. West, a Notary Public in and for said County and State, the within named James A. Powell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 23rd day of April, 1987.

Steve L. West
Notary Public
My Commission Expires: 3/27/90.

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, Steve L. West, a Notary Public in and for said County and State, the within named Larry Wayne Powell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 23rd day of April, 1987.

Steve L. West
Notary Public
My Commission Expires: 3/27/90

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot. No. 288, on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning on the northerly margin of Marion Avenue at the southeast corner of Lot No. 300; thence with the easterly line of Lot Nos. 300, 301, and 302 northwardly 245 feet, more or less, to the southerly line of the property conveyed to Lillie Seigenthaler, by Deed from J. E. Johnson and wife, as of record in Book 651, page 551, said Register's Office; thence with said line eastwardly 54.5 feet, more or less, to the westerly line of Lot No. 287; thence with said line, southwardly 28.5 feet to a corner of the property conveyed to Blance V. Carrier, by Deed from Ruby Mae Campbell and husband, as of record in Book 754, page 521, said Register's Office; thence with the line of said Carrier property, westwardly 26.5 feet to another corner of said Carrier lot; thence with the westwardly line of said Carrier lot, Southwardly 186.5 feet to the Northerly margin of Marion Avenue; thence with said Avenue, westwardly 100 feet, more or less, to the point of beginning.

Being the property conveyed to James A. Powell and Larry Wayne Powell by Deed from Charles Calbreath, of record in Book 6010, page 362, Register's Office for Davidson County, Tennessee.

ENCUMBRANCES

1. 1987 Taxes, a lien not yet due and payable.

2. Easement(s) reserved in instrument recorded in Book 5998, page 642.

3. Easement(s) reserved in instrument recorded in Book 5252, page 491.

4. Easement(s) reserved in instrument recorded in Book 4286, page 710.

5. Easement(s) reserved in instrument recorded in Book 5944, page 614.

APR 24 4 03 PM '87
18822

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

260[illegible].00 CAMT.
728.00 COTAX
.50 PRFEE
9.00 WDFEE
CHECK 737.50-
905CA04/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18822

IDENTIF REFERENCE

APR 24 4 03 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 73785