THIS INSTRUMENT PREPARED BY:
EARL THOMPSON, ATTORNEY
Suite 205, Ambrose Building
162 Fourth Avenue, North
Post Office Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 7244 PAGE 537

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL #
HOMER R. WILBURN Trinity Road # 305 Franklin, TN 37064	SAME	105-8 Par 269 etc.

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, ALBERT GENE MORGAN, does hereby transfer and convey unto HOMER R. WILBURN, certain tracts or parcels of real property in Davidson County, Tennessee, more particularly described as follows:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 2 and part of Lot No. 1 on the Map of Melville Williams' Subdivision, as of record in Book 161, Page 30, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Carney Street, 40.5 feet westerly from the intersection of the southerly margin of said Carney Street and the westerly margin of Ensley Boulevard; thence with the southerly margin of said Carney Street, westwardly 76 feet to a point, the northeast corner of Lot No. 3 on said plan; thence with the line between said Lots No. 2 and 3, southwardly 100 feet to a point in the northern boundary line of Lot No. 4 on said plan; thence with the northern boundary line of said Lot No. 4 eastwardly 52 feet to the southeast corner of Lot 2; thence northwardly 104 feet, more or less, to the beginning.

BEING the same property conveyed to Gene Morgan by deed from Allen Morgan and Homer Wilburn of record in Book 5620, Page 142, Register's Office for Davidson County, Tennessee.

TRACT II, PARCEL A: Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Melville Williams' Subdivision, as of record in Book 161, Page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 52 feet on the southeasterly side of Carney or Cass Street and runs back between parallel lines 100 feet to a dead line.

PARCEL B: Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Melville Williams' Subdivision, as of record in Book 161, Page 30, Register's Office for said County. Said Lot No. 4 fronts 40 feet on the westerly margin of Ensley Boulevard and runs back approximately 120 feet between parallel lines to the rear of said lot.

2857.9

IDENTIFICATION REFERENCE

MAY 22 8 07 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Included in the foregoing description, but excluded from conveyance herein, is a strip of land on the east side of said lot conveyed to Nashville Railway and Light Company, by deed from E. S. Shannon, et al, of record in Book 314, Page 330, Register's Office for said County.

Being the same property conveyed to Albert Gene Morgan by deed from John W. Reynolds and Joseph Reynolds, d/b/a Reynolds Brothers Plumbing Heating and Air Conditioning Co. (also known as Reynolds Brothers), a partnership, of record in Book 5721, Page 688, and being the same property conveyed to Albert Gene Morgan by Quitclaim Deed from Bobbie F. Morgan, to convey all her marital interest, right and title to property of record in Book 5727, Page 248, Register's Office for Davidson County, Tennessee.

Gene Morgan and Albert Gene Morgan are one and the same person.

This is not residential property and has never been used as the residence of the Grantor.

This is unimproved real property located on Carney or Cass Street and in Williams Subdivision, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said HOMER R. WILBURN, his heirs, successors and assigns forever.

The undersigned covenants with the said HOMER R. WILBURN, that he is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except the following:

Real property taxes for 1987 which will be prorated by the parties hereto.

The undersigned does further covenant and bind himself, and his heirs, successors and assigns to warrant and forever defend the title to said land to the said HOMER R. WILBURN, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of May, 1987.

Albert Gene Morgan
ALBERT GENE MORGAN

BOBBIE F. MORGAN, wife of ALBERT GENE MORGAN, hereby joins in this instrument conveying any and such marital rights of every kind and character that she has or could at any time have in the above-described property.

Bobbie F. Morgan
BOBBIE F. MORGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Judy M Butler, a Notary Public in and for said State and County, ALBERT GENE MORGAN, the within named 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 Nashville, Tennessee this 21st day of May, 1987.

Judy M Butler
NOTARY PUBLIC

My Commission Expires: 3/27/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Judy M Butler, a Notary Public in and for said State and County, BOBBIE F. MORGAN, the within named 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 21st day of May, 1987.

Judy M Butler
NOTARY PUBLIC

My Commission Expires: 3/27/89

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $160,892.92.

Homer R. Wilburn
AFFIANT

Sworn to and subscribed before me this 21st day of May, 1987.

Judy M Butler
NOTARY PUBLIC

My Commission Expires: 3/27/89

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

RECEIVED OF _____

FOR _____

BOOK 7244 PAGE 540

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
			160892.92 CONT.	
			450.52 CSTAX	
			.50 PRFEE	
			9.00 MISC	
			CHECK 460.02	
			02/05/05/22/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2857.9

IDENTIFI REFERENCE

MAY 22 8 07 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 24757