Bk 4/8

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FRDWP10 06/05/87 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Edward J. Morgan d/b/a Joe Morgan, Realtor 2610 Westwood Dr. Nashville, TN 37204	Dominion Bank of Middle Tennessee	118-2-220 02465

Send tax bills to: Owner X
Mortgagee ____

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BERNARD M. HALL D/B/A B.M.H. PROPERTIES ("Grantor") has bargained and sold, and by these presents does transfer and convey unto EDWARD J. MORGAN D/B/A JOE MORGAN, REALTOR ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lots Nos. 63 and 64 in George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for said county.

Said Lots Nos. 63 and 64 front 50 feet each on the easterly side of Westwood Avenue, formerly 7th Avenue South, extended, and run back between parallel lines 180 feet to an alley.

Being the same property conveyed to Grantor by quitclaim deed from Westwood Properties, a Tennessee general partnership, of record Book 6546, page 514, said Register's Office.

This is improved property known as: 2610 Westwood Drive, Nashville, Tennessee

Said property is conveyed subject to the following matters:

1. Taxes for current year.
2. Building and zoning restrictions.
3. Such matters as an accurate survey would disclose.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and bind himself and his heirs and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

Dorothy Y. Hall joins in this conveyance to waive any rights she may have in the property as the wife of Grantor.

WITNESS our hands this 26 day of June, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bernard M. Hall
BERNARD M. HALL D/B/A B:M.H. PROPERTIES

Dorothy Y. Hall
DOROTHY Y. HALL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, BERNARD M. HALL D/B/A B.M.H. PROPERTIES and DOROTHY Y. HALL, the within named bargainors, 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, at office, this 26th day of June, 1987.

Connie Cathwright
Notary Public

My Commission Expires:

10/24/88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property conveyed (whichever is greater) is $100,000.00.

Edward J Morgan
Affiant

Sworn to and subscribed before me this 26th day of June, 1987.

Connie Cornelius
Notary Public

My Commission Expires:
10/24/88

4.1.1.06

IDENTIFI REFERENCE

JUN 29 3 53 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

14

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

100000.00- CASH
280.00 STAX
.50 PRFEE
9.00 JDF 0
CHECK 289.50-
467 A06/29/87 RAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 1 1:0 6

IDENTIFI REFERENCE-

JUN 29 3 53 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98853