THIS INSTRUMENT PREPARED BY: Mail
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

BOOK 7299 PAGE 267

NAME/ADDRESS OF NEW OWNER(S):

J.D. SOWELL ET UXM PATSY SOWELL
100 MORNING VIEW COURT
MADISON, TENNESSEE 37115

MORTGAGEE(S):

NONE
NONE
NONE
NONE

SEND TAX BILLS TO:

J.D. SOWELL ET UX, PATSY SOWELL
206 MADISON STREET
MADISON, TENNESSEE 37115

MAP AND PARCEL NOS.:

MAP 042-11
PARCEL 002
11D-36720

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 92,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

J.D. Sowell
AFFIANT

Subscribed and sworn to before me this the 13th day of July, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/1/87

4653 6

IDENTIFICATION REFERENCE

JUL 17 8 42 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ANNA M. VAUGH a widow, hereinafter referred to as "GRANTOR(S)", has this day bargained and sold, and by these presents does hereby transfer and convey unto the said J.D. SOWELL ET UX, PATSY SOWELL hereinafter referred to as "GRANTEE(S)" their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 100 Morning View Ct., Madison, Tennessee 37115.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and I covenant with the Grantee(s), their heirs and assigns, that I am lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR(s) has caused this Warranty Deed to be executed as of the 13th day of July, 1987.

Anna M. Vaughan
ANNA M. VAUGHAN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, ANNA M. VAUGHAN with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand this 13th day of July, 1987.

Thomas M Blair
NOTARY PUBLIC

THOMAS M BLAIR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 10/1/87

" EXHIBIT A"

BEING Lot No. 29 on the Plan of Morning View Subdivision, Section 2, as of record in Book 2133, Page 99, Register's Office for said County, and as amended in Book 2706, Page 229, said Register's Office described as follows:

BEGINNING at a point on the southwesterly margin of Morning View Court at the corner of Lots Nos. 28 and 29; thence with the line between said lots, southwestwardly 173.74 feet to the cornter of Lots Nos. 27, 28, 29: thence with the line between said Lots Nos. 27, and 29, westwardly 218.20 feet to the eastern boundary line of the Church of God property; thence with said Church's eastern boundary line, north 6° 21' 45" west 65 feet to the corner of Lots Nos. 29 and 30; thence with the line between said Lots Nos. 29 and 30, northeastwardly 266.8 feet to the southwesterly margin of said Court, thence with same, southeastwardly 109.96 feet to the beginning.

BEING the same property conveyed to GEUDER D. VAUGHAN et ux, ANNA M. VAUGHAN by deed from WILLIAM L. ELLNER et ux, LORRAINE ELLNER of record in Book 3285, Page 145, said Register's Office. The said GEUDER D. VAUGHAN having since died, property vests solely in ANNA M. VAUGHAN, his widow.

"EXHIBIT B"

This conveyance is made subject to the following:

1) 1987 real property taxes and real property taxes for future years.
2) Restrictive covenants contained in instrument of record in Book 2276, Page 290, said Register's Offfice.
3) Easement of record in Book 2133, Page 99, said Register's Office.

738 07/17 269.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7299 PAGE 270

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
			9250.00- CA.TT.	
			259.00 CSTAX	
			.50 PRFE	
			9.00 MBE'D	
			CHECK 518.50-	
			0730A07/17/87 BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46536

IDENTIFT REFERENCE

JUL 17 8 42 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104885