Prepared By: Gino Marchetti, Attorney
One Union Street
Nashville, TN. 37201

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WARRANTY DEED

Address new owner(s):	Send tax bills to:	Map-Parcel No.
BENJAMIN GREGORY MORFORD 2215 Hobbs Road Nashville, TN 37215	SAME	Map 131-1 Parcel 60

FOR AND IN CONSIDERATION OF good and valuable considerations, the receipt of which is hereby acknowledged, I, MANTHA LOUISE MORFORD, hereinafter called the Grantor, hereby transfer and convey unto BENJAMIN GREGORY MORFORD, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot 22 on the map of B. N. Stammer's subdivision of record in Book 1424, page 23, Register's Office for said county.
>
> Said Lot No. 22 fronts 100 feet on the south side of Hobbs Road and runs back between lines 239.41 feet on the east line and 239.38 feet on the west line to a dead line in the rear measuring 100 feet thereon.
>
> Being the same property conveyed to Robert v. W. Morford and wife, Mantha L. Morford, by deed from Louis N. Farringer, Trustee, of record in Book 3675, page 401, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Mantha Louise Morford by Final Decree of divorce signed by James L. Everett, Judge in and for Davidson County, Tennessee, at Nashville, and entered by the Clerk of the Court on December 10, 1986; said Final Decree being of record in Book 7112, page 598 in the Register's Office for Davidson County, Tennessee.

A life estate is expressly reserved to Mantha Louise Morford, the Grantor, in the present lot and residence situated on said tract or parcel of land, and she shall have the right to use the same for her home during her lifetime, after which said life estate will terminate.

To have and to hold said interest in said tract of land with appurtenances, the estate, title and interest thereto belonging to the said Benjamin Gregory Morford, his successors and assigns, forever, and I do covenant with the said Benjamin Gregory Morford that I am lawfully seized and possess said interest in said land in fee simple, and have good right to convey it.

This property is encumbered by a first mortgage lien which is hereby assumed by Grantee.

In the event that said Benjamin Gregory Morford should marry during my lifetime, the above described property shall remain solely in his name, free of any claim by said wife. Any attempt to convey said property to said wife shall cause the above described property to revert to Grantor.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said property, to the said Benjamin Gregory Morford, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of July, 1987.

Martha Louise Morford

MARTHA LOUISE MORFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

AFFIANT

Sworn to and subscribed before me this 24th day of July, 1987.

Notary Public

My Commission Expires: 3-11-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GINO MARCHETTI, a Notary Public in and for said County and State, the within named MANTHA LOUISE MORFORD, the Bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of July, 1987.

Notary Public

My Commission Expires: 3-11-91

4 9 7 9 4

IDENTIFICATION REFERENCE

JUL 27 3 36 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

SOURCE .00- CAMT.
140.00 CSTAX
.50 PREE
0.00 MREG
CHECK 140.50-
45/0A07/27/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49794

IDENTIFICATION REFERENCE

JUL 27 3 36 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.108645