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63181

This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

IDENTIFICATION REFERENCE

SEP 8 10 47 AM '87
METRO RECORDING REGISTER
DAVIDSON COUNTY, TN

Address of New Owner(s):
Edward J. Morgan, et ux
Kathleen M. Morgan
2721 Westwood Drive
Nashville, Tennessee

Mortgagee:
James E. Freeman
109 Fairfax
Nashville, TN 37203

Map-Parcel No.:
118-2-203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES E. FREEMAN and wife, MARGARET S. FREEMAN ("Grantors") have this day bargained and sold, and do hereby transfer and convey to EDWARD J. MORGAN and wife, KATHLEEN MORGAN ("Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Waddey's Subdivision of Westwood of record in Book 332, page 99, said Register's Office.

SAID Lot No. 31 fronts 50 feet on the westerly line of Westwood Drive and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to James E. Freeman and wife, Margaret S. Freeman by deed from R. S. Koonce, Richard S. Koonce, III and Nancy Elizabeth Koonce of record in Book 5911, page 595, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1987 property taxes which have been prorated and assumed by Grantees.

This is improved property known as 2721 Westwood Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns+, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 1st day of September, 1987.

James E. Freeman
JAMES E. FREEMAN

Margaret S. Freeman
MARGARET S. FREEMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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On this 1st day of September, 1987, before me personally appeared JAMES E. FREEMAN AND MARGARET S. FREEMAN to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission expires:

Jan 21, 1991

Joel Morgan
NOTARY PUBLIC

JOEL MORGAN NOTARY PUBLIC DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

James E. Freeman
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
1st DAY OF September, 1987.

Joel Morgan
NOTARY PUBLIC

My Commission Expires: Jan. 21, 1991

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE MO - MORTGAGE WD - WARRANTY DEED TD - TRUST DEED		CC - CERTIFIED COPY REL - RELEASE UCC - UNIFORM COMMERCIAL CODE		MISC - MISCELLANEOUS CO TAX - STATE TAX CONVEY MO TAX - STATE TAX MORT PRFEE - PROBATE FEE	
DATE	SYMBOL	VALUATION	TAX AND FEES		TOTAL

500[illegible].00- CAMT.
140.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 146.50-
0187A09/08/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 3 1 8 1.

IDENTIFICATION REFERENCE

SEP 8 10 47 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 13922