BW 42

BOOK 7362 PAGE 165

THIS INSTRUMENT PREPARED BY:
JOHN M. BAIRD
3305 West End Avenue
Nashville, TN 37203

| ADDRESS NEW OWNERS: | PERSON RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Larry J. Haas and wife, Susan E. Haas<br>2610 Westwood Drive<br>Nashville, TN 37204 | Same | 118-2-220<br>02465 |

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, paid by LARRY J. HAAS and wife, SUSAN E. HAAS, hereinafter referred to as "Grantees," EDWARD J. MORGAN d/b/a JOE MORGAN, REALTOR, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, 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 Edward J. Morgan d/b/a Joe Morgan, Realtor by deed from Bernard M. Hall (d/b/a B.M.H. Properties) of record in Book 7282, Page 31, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me this 25 day of September, 1987.

NOTARY PUBLIC

My Commission Expires: 5-13-90

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

68532

IDENTIFICATION REFERENCE

SEP 25 9 58 AM '87

DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD, the said property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns, forever, Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) taxes for the current year, (ii) building and zoning restrictions, (iii) such matters as an accurate survey would disclose, and (iv) Joint Driveway Agreement by and between Bernard M. Hall, d/b/a B.M.H. Properties, and Edward J. Morgan d/b/a Joe Morgan, Realtor, of record in Book 7282, Page 35, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Kathy M. Morgan, spouse of the Grantor, joins in the execution of this General Warranty Deed for the purpose of transferring to Grantees whatever title and interest, if any, she may have in the property conveyed hereby, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 25 day of September, 1987.

Edward J. Morgan
Edward J. Morgan d/b/a Joe Morgan, Realtor

Kathy M. Morgan
Kathy M. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, John M. Baird, a Notary Public in and for said County and State, the within named EDWARD J. 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 25 day of September, 1987.

John M. Baird
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, John M. Morgan, a Notary Public in and for said County and State, the within named KATHY M. 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 25 day of September, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7362 PAGE 168

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | 125000.00- | CONT. |
| | | | 350.00 | CSTAX |
| | | | .50 | PRFEE |
| | | | 9.00 | WDEED |
| | | | CHECK | 359.50- |
| | | | 6421A09/25/87 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68532

IDENTIFICATION REFERENCE

SEP 25 9 58 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20009