File 47

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| KENNETH H. MORGAN, JR. AND | SAME | 11D 81150 |
| HELENA JILL (NAME) REED | (NAME) | |
| 1035 Berwick Trail | | 52-11-24 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | 7083 01/11 0101 03CHECK 325.40 |

**WARRANTY DEED**

BOOK 7446 PAGE 703

For and in consideration of the sum of TEN AND 00/100 ---------- ( $10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal sum of $99,000.00 payable to the order of E. C. Chance and wife, Malinda E. Chance, and secured by a Deed of Trust of record in Book 6946, page 992, Register's Office for Davidson County, Tennessee, to which reference is here made for complete terms and conditions;

We, LARRY D. HUNTER AND WIFE, EVELYN L. HUNTER,

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH H. MORGAN, JR. AND HELENA JILL REED

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 40 on the Plan of Madison Heights, Section II, Part III, as of record in Book 2083, page 98, Register's Office for said County, and described as follows:
Beginning at a point on the northwesterly margin of Peeler Trail at the corner of Lots Nos. 39 and 40; thence with the line between said two lots, northwestwardly 245.25 feet to a point; thence South 81° 27' West 16.5 feet to a concrete monument at the corner of Lots Nos. 40 and 41; thence with the line between said two lots, southwestwardly 235.85 feet to the northeasterly margin of Berwick Trail; thence with the same southwestwardly 160.31 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northeastwardly 39.52 feet to the northwesterly margin of Peeler Trail; thence with the same, northeastwardly 118.45 feet to the beginning.

Being the same property conveyed to Larry D. Hunter and wife, Evelyn L. Hunter, by deed from E. C. Chance and wife, Malinda E. Chance, of record in Book 6946, page 989, Register's Office for Davidson County, Tennessee.

9 6 5 6 4

IDENTIFICATION REFERENCE

JAN 11 1 55 PM '88

FILED & RECORDED IN OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 1035 Berwick Trail
(House Number) (Street)
Madison, Tennessee 37115
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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

Witness our hands this 30th day of December, 19 87

Larry D. Hunter

Larry D. Hunter

Evelyn L. Hunter

Evelyn L. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7446 PAGE 704

Personally appeared before me the undersigned, a Notary Public in and for said County and State Larry D. Hunter and wife, Evelyn L. Hunter

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 and official seat at Madison, Tennessee, this 30th day of December, 19 87.

Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $113,927.66. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 30th day of December, 1987.

My commission expires 7-17-88 Notary Public

| RETURN TO: | This instrument was prepared by: |
|---|---|
| WILLIAM D. CASTLEMAN, ATTORNEY | 101 CUMBERLAND AVENUE MADISON, TN 37115 |
| Name | Address |

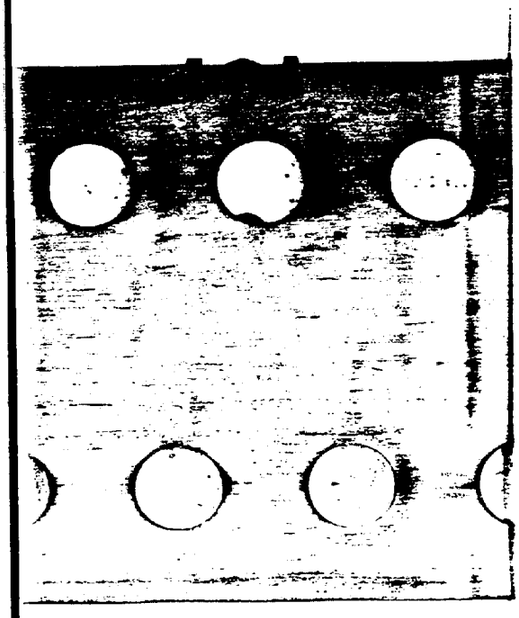
WARRANTY DEED

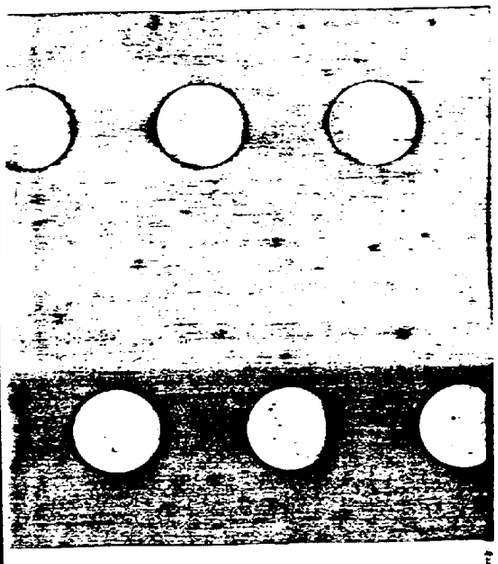
FROM

TO

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7446 PAGE 705

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | CAMT |
| | | | | 113927.66 |
| | | | | CON TX 318.92 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 325.42 |
| | | | | CHECK 325.42 |
| 01/11/88 | 01 | | | 13:57 0001 7088 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96564

IDENTIFICATION REFERENCE

JAN 11 1 55 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 52093