BOOK 7475 PAGE 287 FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 88

Notary Public

MY COMMISSION EXPIRES 5-8-90
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON, ATTORNEY AT LAW
25 CENTURY BOULEVARD SUITE 405 - NASHVILLE, TENNESSEE 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: (Mortgage Company) | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael S. Morgan | The Lomas & Nettleton Tax Dept. | MAP 148-13 |
| (NAME) | (NAME) | |
| 4024 Creekside Drive | P. O. Box 660722 | PARCEL 209 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | Dallas, Texas 75266-0722 | 5DU-77593 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronald A. Jones and wife, Patricia A. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael S. Morgan and wife, Peggy S. Morgan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Being Lot No. 11, Maple Valley Subdivision, Section Two, of record in Plat Book 6200, Page 645, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being part of the same property conveyed to Ronald A. Jones by deed from Geotek Enterprises of record in Book 2328, Page 845, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 7380, Page 665 Register's Office for said County.

Patricia A. Jones, wife of Ronald A. Jones, joins in this conveyance to convey any and all interest she may have in said property, including, but not limited to her marital interest.

070555

IDENTIFICATION REFERENCE

FEB 24 8 11 AM '88
DAVIDSON COUNTY, TN

9338 02/24 0101 03CHECK 231.62

unimproved ( )
This is improved (X) property, known as 4024 Creekside Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract 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. Wherever 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 ~~my~~ our hand s this 19th day of February, 19 88

Ronald A Jones
Ronald A. Jones

Patricia A Jones by Ronald A Jones Attorney-in-Fact
Patricia A. Jones

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald A. Jones

the 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 19th day of February, 1988.

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath / himself / (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

**WARRANTY DEED**

**FROM**
Ronald A. Jones

**TO**
Michael S. Morgan and wife, Peggy S. Morgan

**RETURN TO:**
**CUMBERLAND TITLE COMPANY**
25 Century Boulevard Suite 405
Nashville, Tennessee 37214

**EDWARD SEDDON**
ATTORNEY - AT - LAW
25 Century Boulevard Suite 405
Nashville, Tennessee 37214

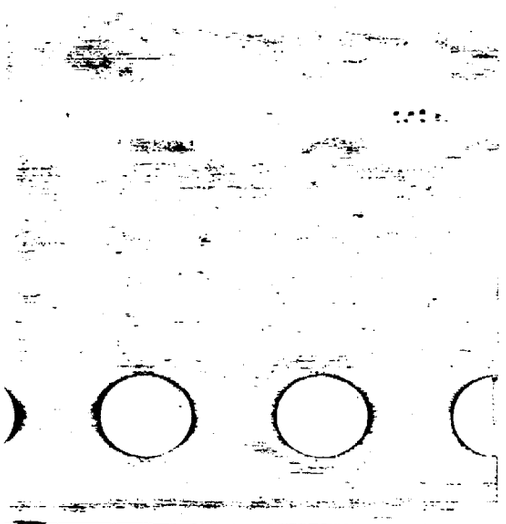
STATE OF TENNESSEE
COUNTY OF DAVIDSON

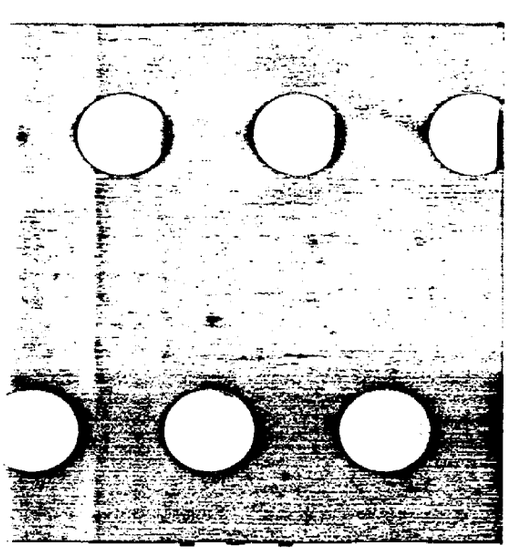
ON this the 19th day of February, 1988, before me personally appeared Ronald A. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Patricia A. Jones and who acknowledged that he executed the same as the free act and deed of the said Patricia A. Jones by virtue of that Power of Attorney, duly executed by the said Patricia A. Jones and appearing of record in Book 7457, Page 686, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 19th day of February, 1988.

My Commission Expires: 5-8-91

Notary Public





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7475 PAGE 289

| | | |
|---|---|---|
| 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 80400.00
CON TX 225.12
PRFEE 0.50
WDEED 6.00
TOTAL 231.62
CHECK 231.62

02/24/88 01 08:13 0001 9338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0705.5.

IDENTIFICATION REFERENCE

FEB 24 8 11 AM '88

DAVIDSON COUNTY, TN

**No.** 64086