BOOK 7476 PAGE 389

FEB 25 9 55 AM '98

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0747.6

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

Address of New Owner(s):	Mortgagee:	Map-Parcel No.:
Charles S. Fox	First American National	105-16-162
Rt. 1	of Nashville	105-16-163
222 Green Harbor	First American Center	105-16-164
Old Hickory, TN 37138	Nashville, TN 37237	105-16-165

WARRANTY DEED

9808 02/25 0101 03CHECK 496.50

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, WALLACE D. MORTON AND WIFE, PATRICIA A. MORTON ("Grantors") have this day bargained and sold, and does hereby transfer and convey to CHARLES S. FOX ("Grantee"), his heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

TRACT ONE:

LAND in Davidson County, Tennessee, being Lot No. 23, on the Plan of John H. Canady's Subdivision of West Lawn, of record in Book 332, page 90, said Register's Office.

SAID Lot No. 23 fronts 50 feet on the westerly side of Canady Avenue and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Wallace D. Morton and wife, Patricia A. Morton by deed from Horrell Properties, Inc. of record in Book 6541, page 637, rerecorded in Book 6576, page 637, Register's Office for Davidson County, Tennessee.

TRACT TWO:

LAND in Davidson County, Tennessee, being Lot No. 24, on the Plan of John H. Canady's Subdivision of West Lawn, of record in Book 332, page 90, said Register's Office.

SAID Lot No. 24 fronts 50 feet on the westerly margin of Canady Avenue and extends back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Wallace D. Morton and wife, Patricia A. Morton by deed from Horrell Properties, Inc. of record in Book 6541, page 637, rerecorded in Book 6576, page 637, Register's Office for Davidson County, Tennessee.

TRACT THREE:

LAND in Davidson County, Tennessee, being Lots No. 25 and 26 on the Plan of John H. Canady's Subdivision of West Lawn, of record in Book 332, page 90, said Register's Office.

SAID Lot Nos. 25 and 26 front fifty feet each on the westerly side of Canady Avenue and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Wallace D. Morton and wife, Patricia A. Morton by deed from Thomas Alvin Richards and wife, Annie Frances Richards of record in Book 7135, page 444, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1988 property taxes which have been prorated and assumed by Grantee.

This is improved property known as 2135, 2137, 2139 and 2141 Canady Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has 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 Grantee, his heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 24th day of February, 1988.

× Wallace D. Morton
WALLACE D. MORTON

× Patricia A. Morton
PATRICIA A. MORTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of February, 1988, before me personally appeared WALLACE D. MORTON AND PATRICIA A. MORTON 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 and seal, this 24th day of February, 1988.

My commission expires: 11-12-90

Barry W. Bedford
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

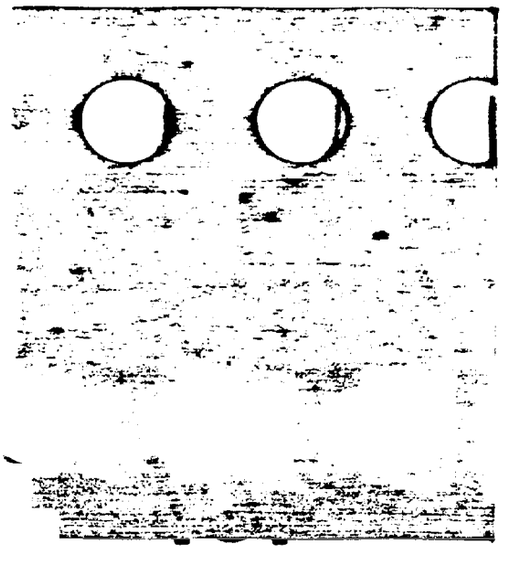
× Charles Fox
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
24th DAY OF FEBRUARY, 1988.

Barry W. Bedford
NOTARY PUBLIC

My Commission Expires: 11-12-90





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 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 175000.00
CON TX 490.00
PRFEE 0.50
WDEED 6.00
TOTAL 496.50
CHECK 496.50

02/25/88 01 09:59 0001 9808

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 7 4 7 6.

IDENTIFICATION REFERENCE

FEB 25 9 55 AM '88

DAVIDSON COUNTY, TN

No. 64547