This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
GEOFFREY A. AMENT and wife, LORETTA L. AMENT
6027 Baltic Drive
Hermitage, Tennessee 37076

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
Norwest Mortgage, Inc.
3451 Hammond Avenue
P.O. Box 780
Waterloo, Iowa 50704-0780

MAP AND PARCEL:

Map	86
Group	02
Parcel	7.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, PATRICIA FRANCES MORGAN, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto GEOFFREY A. AMENT and wife, LORETTA L. AMENT, 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. 129 on the Plan of Dodson Heights, of record in Book 2900, page 113, Register's Office for Davidson County, as follows:
>
> Beginning at a point on the northerly margin of Panama Drive, a common corner of Lots 129 and 130; thence northerly 96 feet along the common boundary line of said lots to a common corner of Lots Nos. 128, 129, and 130; thence westerly 113.4 feet along the common boundary line of Lots 128 and 129 to a point on the easterly margin of Baltic Drive, common corner of said lots; thence southerly 61.1 feet along said margin to a concrete monument, the beginning of a curve; thence southeasterly 39.27 feet around said curve to another concrete monument on the northerly margin of Panama Drive; thence 87 feet along said margin to the point of beginning.
>
> Being the same property conveyed to Clarence Wilburn Morgan and wife, Patricia Frances Morgan by deed dated September 14, 1981, from Paul T. Kidwell, Jr. and wife, Joan H. Kidwell as of record in Book 5795, page 334, Register's Office for Davidson County, Tennessee, the said Clarence Wilburn Morgan having since died.

This is improved property known as 6027 Baltic Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3130, page 623 and in Book 3161, page 279, and further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 2900, page 113, said Register's Office, including a 30 foot minimum building

setback line from Panama Drive and Baltic Drive, an easement for public utilities and drainage along the northeast corner of said property, and a 25' X 2.5' utility anchor easement at the northwest corner of said lot. Real property taxes for 1988 have been settled between the parties and will be paid by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GEOFFREY A. AMENT and wife, LORETTA L. AMENT, their heirs and assigns, forever; and I, PATRICIA FRANCE MORGAN, a widow do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

3084 04/11 0101 03CHECK 168.90

Witness my hand this the 8th day of April, 1988.

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN
APR 11 9 53 AM 88
IDENTIFICATION REFERENCE
20189

Patricia France Morgan
PATRICIA FRANCE MORGAN, a widow

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named PATRICIA FRANCE MORGAN, a widow, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 8th day of April, 1988.

Patricia M. Brown
NOTARY PUBLIC

PATRICIA M. BROWN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

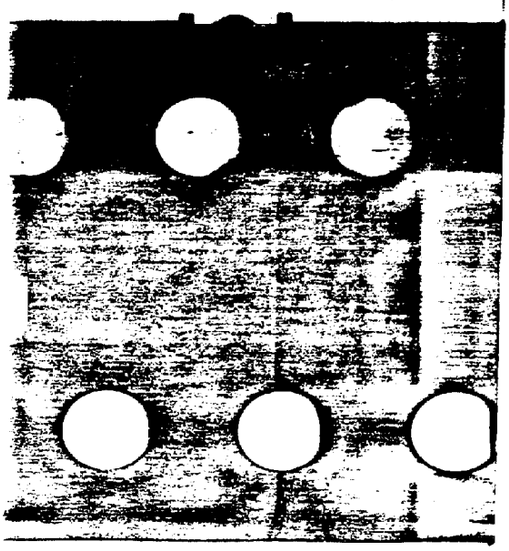
The actual value or consideration, whichever is greater, for this transfer is $58,000.00.

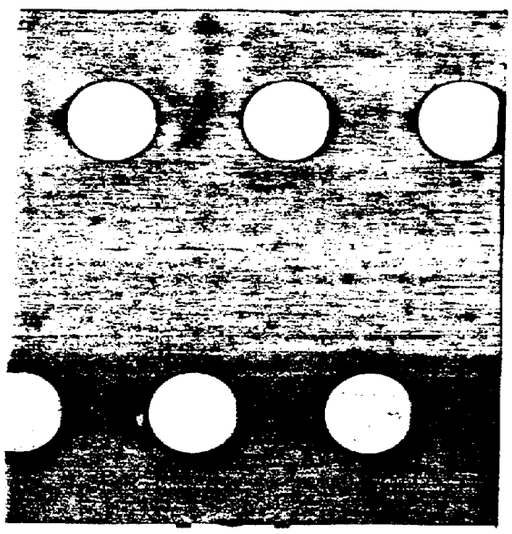
Geoffrey A. Ament
AFFIANT

Subscribed and sworn to before me this 8th day of April, 1988.

Patricia M. Brown
NOTARY PUBLIC
My Commission Expires: 4-2-89

PATRICIA M. BROWN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7512 PAGE 973

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 58000.00
CON TX 162.40
PRFEE 0.50
WDEED 6.00
TOTAL 168.90
CHECK 168.90

04/11/88 01 09:53 0001 3084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20189

IDENTIFI REFERENCE

APR 11 9 53 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79258