file 41

WARRANTY DEED

BOOK 7547 PAGE 897

FROM: Edwin S. Morgan, Jr., Grantor
TO: Jane F. Morgan, Grantee

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible	Map-Parcel Numbers
5900 Hickory Valley Rd. Nashville, TN 37205	for the Payment of Real Property Taxes	Map 103-9 Parcel 70
	Same	Field Book Numbers 8D-W9-59710

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Edwin S. Morgan, Jr.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 13th day of May, 1988.

Notary Public

My Commission Expires: 5-8-91

FOR AND IN CONSIDERATION OF love and affection, and no monetary consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to T.C.A. Section 66-1-110 for purposes of evidencing Grantor's intention to divest himself of all of his interest in the property hereinafter described and to vest in his wife, the Grantee herein, title to said property in fee simple, Edwin S. Morgan, Jr., Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Jane F. Morgan, Grantee, her heirs, successors, and assigns, all of his interest as a tenant by the entirety in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being lot No. 65 on the Plan of Hillwood Estates, Section 6, as of record in Book 2133, page 96, Register's Office for said County, described as follows:

Beginning on the northwesterly margin of Hickory Valley Road, formerly West Hillwood Drive, at the corner of lots Nos. 64 and 65; thence with the line between said two lots, northwestwardly 316.8 feet; thence north 50° 01' east 254 feet to the southwesterly margin of Hillwood Drive; then with same, southeastwardly 200.06 feet to the beginning of a curve; thence around said curve with a radius of 28.28 feet, southwestwardly 43.9 feet to the northwesterly margin of said Hickory Valley Road; thence with the same southwestwardly 181.7 feet to the beginning.

Being the same real property conveyed to Edwin S. Morgan, Jr. and wife, Jane F. Morgan by deed from Edmund W. Turnley and wife, Lula T. Turnley of record in Book 3861, page 20, said Register's Office.

This is improved property, known as 5900 Hickory Valley Road, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1988 taxes.

2. An easement for public utility purposes is hereby created and established along the dividing line between lots Nos. 64 and 65 as shown on plan of record in Book 2133, page 96, Register's Office for Davidson County, Tennessee, 10 feet in width on either side of said line and extending from the northwesterly margin of Hickory Valley Road, formerly West Hillwood Drive, to the rear line of said lots, and shall be a perpetual easement running with the title to said lots, as set out in deed from H. G. Hill Realty Company to J. M. Medlin, et al, of record in Book 2334, page 207, Register's Office for said County.

3. Ten-foot public utility easement, sewer easement across front of premises, 100-foot building setback line from Hickory Valley Road and from Hillwood Drive and conditions of owners certificate, as shown on plan of record in Book 2133, page 96, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

4. By an instrument of record in Book 2334, page 165, Register's Office for said County, the building setback line along the southwesterly margin of Hillwood Drive was amended and changed from 100 feet to 75 feet.

5. Restrictive covenants contained in deed from H. G. Hill Realty Company to J. M. Medlin, et al, dated October 28, 1954, filed

December 1, 1954, and record in Book 2334, page 207, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor, as a tenant by the entirety, is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 13th day of May, 1988.

Edwin S. Morgan, Jr.
EDWIN S. MORGAN, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nina Miller, a Notary Public of said County and State, EDWIN S. MORGAN, JR., 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, at Office, this 13th day of May, 1988.

Nina Miller
Notary Public

My Commission Expires: 5-8-91

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IDENTIFICATION REFERENCE
MAY 19 9 56 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3179

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