WARRANTY DEED

8549 05/19 0101 07 CHECK 9.00

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 for the Payment of Real Property Taxes	Map-Parcel Numbers
5900 Hickory Valley Rd. Nashville, TN 37205	Same	103-14A-6-CO Field Book Numbers

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

IDENTIFICATION REFERENCE DB 6020

31770

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:

> Unit No. A-6 in a Horizontal Property Regime located on the Plat of Hillwood of record in Book 5200, page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edwin S. Morgan, Jr. and wife, Jane F. Morgan, by deed from Howard Rosenblum and wife, Cathy A. Rosenblum, of record in Book 7315, page 200, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit A-6, 4500 Post Road, Hillwood Condominium, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1988 taxes.

2. The provisions of Tennessee Code Annotated Section 64-2701, et seq., as amended, the Tennessee "Horizontal Property Act"; conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and By-Laws for The Hillwood recorded in Book 5280, page 404, and amendments of record; easements of record; and real estate taxes for 1987.

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, Anna 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.

Anna Miller
Notary Public

My Commission Expires: 5-8-91

3839D/5-10-88