BOOK 7626 PAGE 617

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

7134 08/15 0101 03 CHECK 138.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF Aug 10th 19 88

Notary Public

MY COMMISSION EXPIRES My Commission Expires October 9, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney – 109 Shacklett Lane – Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
CHARLES R. TYGARD (NAME)	SAME (NAME)	
8268 Old Hardin Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	118-8
Ashland Jun 37221 (CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	Parcel 96

Mail

FOR AND IN 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~~ I, Robert E. Morgan, joined by wife, Dorothy V. Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Tygard

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. 106 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15 Register's Office for said County.

Said Lot No. 106 fronts 50 feet on the westerly side of Winford Avenue and runs back 150 feet to an alley.

Being the same property conveyed to Ivy J. Morgan and wife, Martha R. Morgan and Robert E. Morgan by Deed from Paul E. Campbell and wife, Norma B. Campbell of record in Book 4447, Page 979, R.O.D.C., Tennessee.

Ivy J. Morgan and wife, Martha R. Morgan conveyed their interest in said property to Robert E. Morgan by Deed of record in Book 4447, Page 981 Register's Office for Davidson County, Tennessee.

Dorothy V. Morgan joins in this deed in order to convey any interest she might have in the property described herein by virtue of being the wife of Robert E. Morgan.

unimproved ( )
This is improved (X) property, known as 2403 Winford Avenue (House Number) (Street) Nashville, TN 37211 (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 our hand S this 10th day of August, 19 88

Dorothy V. Morgan
DOROTHY V. MORGAN

Robert E. Morgan
ROBERT E. MORGAN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Morgan and wife, Dorothy V. Morgan

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of May 1988

My Commission Expires October 9, 1991

Commission expires _____

Notary Public

STATE OF TENNESSEE

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) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

ROBERT E. MORGAN and wife,

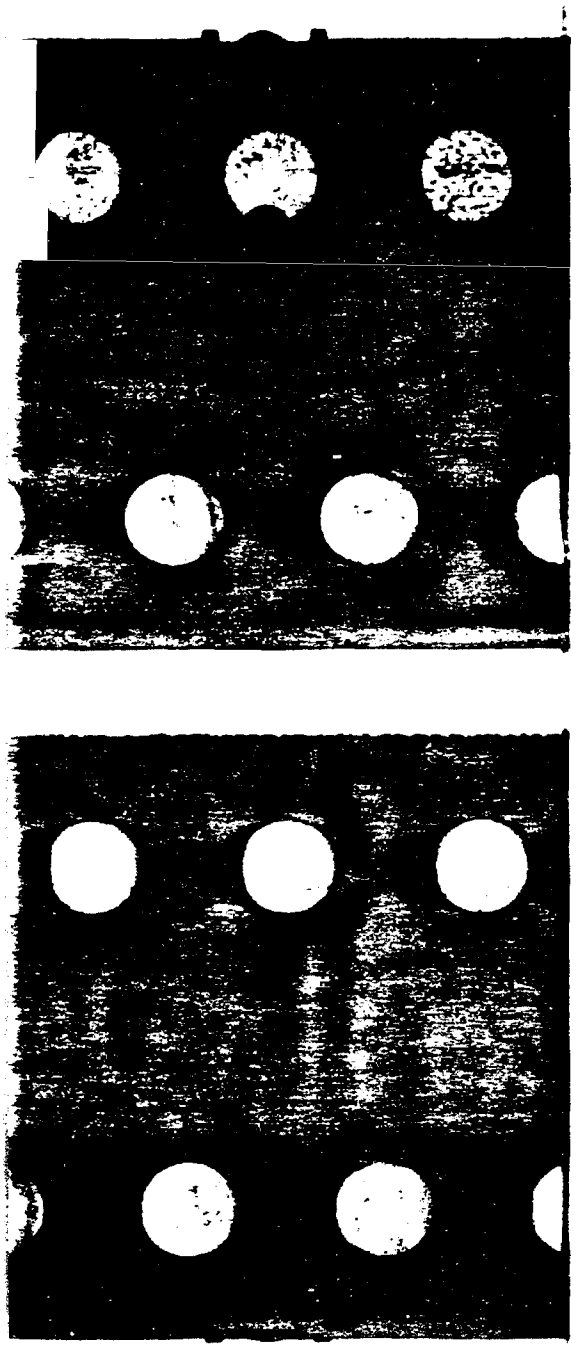
DOROTHY V. MORGAN

TO

CHARLES R. TYGARD

5 8 7 6 1.

Aug 15 12 52 PM '88



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7626 PAGE 619

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		PREE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	~~40000.00~~
CON TX	132.00
MOR TX	0.50
WDEED	6.00
TOTAL	138.50
CHECK	138.50

08/15/88 01 12:54 0001 7134

5 8 7 6 1

IDENTIFICATION REFERENCE

AUG 15 12 52 PM '88

No. 123688