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FORM NO. WD-1

BOX 1C

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 1988

Notary Public

MY COMMISSION EXPIRES: 7-25-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP/PARCEL NUMBERS
Teresa J. Williams (NAME)	Same/None (NAME)	121 14 380
464 West Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	091-07 312.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, James M. Morgan and wife, Dottie J. Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa J. Williams

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:

TRACT I

Land in Davidson County, Tennessee, being Lots Nos. 1202 & 1204 on the plan of No. 1 West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 1202 & 1204 front together 60 feet on the southerly margin of Michigan Avenue and extend back between parallel lines 150 feet to a dead line.

TRACT II

Land in Davidson County, Tennessee, being part of 53rd Avenue North, now closed, parallel to and west of Tract I of record in Book 57, pages 74 and 75, said Register's Office.

Said part of 53rd Avenue North fronts 50 feet on the southerly side of Michigan Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to J. P. Grove and wife, Maggie Dozier by deed from Bertha Carter Tosh and husband, James H. Tosh, of record in Book 2151, page 382, said Register's Office. J. P. Grove having predeased Maggie Dozier. Maggie Dozier having died intestate with her heirs at law being J. Percy Grove, Jr. and Mrs. James M. Morgan. J. Percy Grove, Jr. having conveyed his interest to Mrs. James M. Morgan of record in Book 5037, page 745, said Register's Office. Mrs. James M. Morgan having conveyed to Ronald L. Hooper, Sr., Trustee, having conveyed to James M. Morgan and wife, Dottie J. Morgan, of record in Book 7044, page 336, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5301 Michigan Avenue, (House Number) (Street) Nashville, TN 37209 (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 hands this 2nd day of December, 1988

James M. Morgan

Dottie J. Morgan

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, James M. Morgan and wife, Dottie J. Morgan the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 2nd day of December, 19 88.

NOTARY PUBLIC

My commission expires: 4-24-91

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

7498 12/14 0101 03CHECK 128.00

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

James M. Morgan and wife,

Dottie J. Morgan

TO

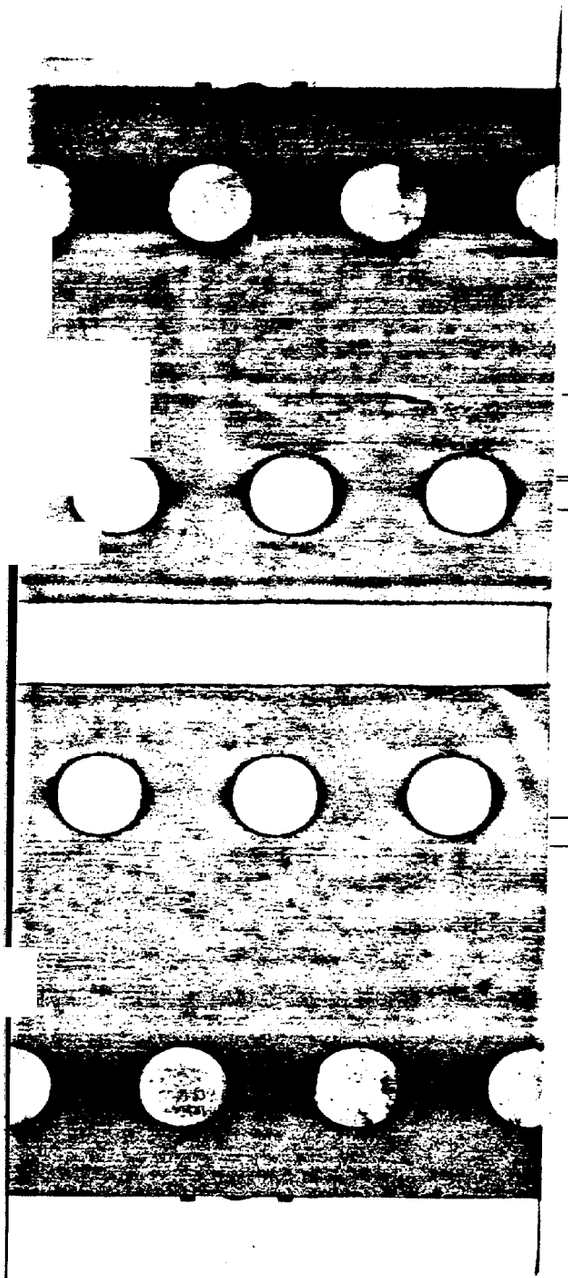
Teresa J. Williams

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

FILED FOR RECORD
DAVIDSON COUNTY, TN
Dec 14 12 49 PM '88

INDEXED REFERENCE

93585



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 37000.00
CON TX 122.10
PRFEE 0.50
WDEED 6.00
TOTAL 128.60
CHECK 128.60

12/14/88 01 12:48 0001 7498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93585

IDENTIFICATION REFERENCE

Dec 14 12 49 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163677