GOODLETTSVILLE, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ORBA MAXEY	SAME	MAP 62-1
(NAME:)	(NAME:)	
2505 MIAMI AVENUE		PARCEL 2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37214		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

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998.64

IDENTIFICATION

Jun 9 9 54 AM '89

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

4347 01/09 0101 03CHECK 422.00

LOIS MORROW AND HUSBAND, GORDON MORROW, hereinafter referred to as Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* ORBA MAXEY, hereinafter referred to as Grantee, his *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of Lot No. 1 and all of Lot 25 on the Plan of M. C. McCauley's Subdivision of Part of Lot 7 of the Robert Young Farm as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, and a small tract of land lying south of the aforesaid Lot 25, all being described together according to an unrecorded survey by John J. O'Connor, Surveyor License No. 458, dated March 17, 1988, as follows:
BEGINNING at an iron pin in the westerly margin of Miami Avenue, said iron pin being the northeast corner of this tract and the southeast corner of a tract of land conveyed to Carolyn Delffs by deed of record in Book 7659, page 803, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Miami Avenue, South 0° 37' 45" East 56.72 feet to an iron pin; thence along a curve having a radius of 77.96 a distance of 76.20 feet to an iron pin; thence leaving the westerly margin of Miami Avenue, South 4° 24' 15" East 18.72 feet to an iron pin in the northerly margin of the right-of-way of Briley Parkway; thence along the northerly margin of the right-of-way of Briley Parkway South 81° 16' 45" West 184.5 feet to a point; thence with a line running with the Cumberland River, North 2° 30' West 164.95 feet to a point; thence North 88° 22' 15" East 150.83 feet to the point of beginning.

BEING a portion of the same property conveyed to Lois Morrow by deed of record in Book 6054, page 113, Register's Office for Davidson County, Tennessee, and being all of the same property conveyed to Lois Morrow by deed of record in Book 6494, page 284, Register's Office for Davidson County, Tennessee.

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 4 day of JANUARY 19 89

My commission expires: 3/8/89 (Affix Seal)

Affiant

Notary Public

INCLUDED in this conveyance is an easement for driveway over property lying just north of the above described property, said easement being described as follows: BEGINNING at a point 5 feet north of the southeast corner of property conveyed to Carolyn Delffs by deed of record in Book 7659, page 803, Register's Office for Davidson County, Tennessee, in the west margin of Miami Avenue; thence along the west margin of Miami Avenue, South 0° 37' 45" East 5 feet to an iron pin; thence North 88° 22' 15" West 37.28 feet to an iron pin; thence 37.70 feet to the point of beginning. Said easement was retained by the Grantor herein in deed to Carolyn Delffs of record in Book 7659, page 803, Register's Office for Davidson County, Tennessee.

Gordon Morrow joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which he may have, marital or otherwise.

This is unimproved ( ) improved (XXX) property, known as 2505 Miami Avenue, Nashville, TN 37214
(House Number) (Street) P. O. Address: (City or Town)

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, his *heirs and assigns, forever.*

And we *do covenant with the said* Grantee *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.*

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* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 4 *day of* JANUARY, *19*89, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lois S. Morrow
LOIS MORROW

X Gordon Morrow
GORDON MORROW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named*

LOIS MORROW AND HUSBAND, GORDON MORROW

*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* 4 *day of* JANUARY, *19* 89.

Carolyn Duff, *Notary Public.*

Commission Expires 3/8/89.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*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* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....



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 125000.00
				CON TX 412.50
				PRFEE 0.50
				WDEED 9.00
				TOTAL 422.00
				CHECK 422.00
01/09/89	01			09:55 0001 4347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99864

IDENTIFT REFERENCE

JAN 9 9 54 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171025