Pete

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Richard D Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 1989.

Notary Public

MY COMMISSION EXPIRES: Oct 7, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P.O. Box 150349, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Morgan (NAME)	Citicorp Mortgage, Inc. (NAME)	9D-31722
8136 Poplar Creek Road (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	155-3A #14
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63141 (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, William K. Rotert, III and wife, Joan C. Rotert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Morgan and wife, Patricia B. Morgan

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

9289 05/24 0101 03CHECK 326-30

35550

IDENTIFICATION REFERENCE

MAY 24 12 14 PM '89

FILED & RECORDED

This is improved (X) unimproved ( ) property, known as 8136 Poplar Creek Road, Nashville, TN 37221
(House Number) (Street) (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 this 22nd day of May, 1989

William K Rotert III
Willaim K. Rotert, III

Joan C. Rotert
Joan C. Rotert

Davidson County }

Personally appeared before me, Karen Cain, a Notary Public in and for said County and State, the within named William K. Rotert, III and Joan C. Rotert

the 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of May, 19 89.

Commission expires 11/21/92

Karen Cain
Notary Public

STATE OF TENNESSEE }
Davidson County }

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

BOOK

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Rolling River Estates, Section 1, as of record in Book 4860, page 27, Register's Office for said County.

Said Lot No. 4 fronts 114.62 feet on the northerly side of Poplar Creek Road and runs back 198.72 feet on the westerly line and a total of 210.31 feet on the easterly line to a line in the rear which measures 73.32 feet thereon.

Being the same property conveyed to William K. Rotert, III, single, by deed from David A. Sidlowe and Leoni C. Sidlowe of record in Book 6871, page 351, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Being a right-of-way and easement in the second Civil District of Nashville, Davidson County, Tennessee, said right-of-way being located along the existing northern right-of-way margin of Poplar Creek Road and being a portion of the William K. Rotert, III property as of record in Deed Book 6871, Page 351, R.O.D.C., Tennessee and being more particularly described as follows:

Right-of-way: Beginning at a point along the existing northern right-of-way of Poplar Creek Road, being the most southwestern corner of the William K. Rotert, III property in common with the Frank P. Harrell etux property, Deed Book 6871, Page 351, R.O.D.C., Tennessee along the property line N13°45'0"E, 5.00 feet to the beginning of a curve; Thence, proceeding along a new curve to the lef with a back tangent bearing of S74°33'13.5"E, a radius of 618.63 feet, a central angle of 11°35'30 and an arc length of 125.16 feet to a point; thence, proceeding along the property line of the aforementioned Rotert property and the Loren E. Brooks property, Deed Book 6248, Page 383, R.O.D.C Tennessee at S4°30'0"W, 5.00 feet to a point; thence, proceeding along the existing northern right of-way with a curve to the right having a back tangent bearing of N86°8'24"W, a radius of 673.63 feet, a central angle of 11°34'22.4", and an arc length of 125.96 feet to the point of beginning.

Said right-of-way contains 628 square feet, more or less.

Permanent Drainage Easement: Beginning at a point along the northern proposed right-of-way of Poplar Creek Road, being the southeastern corner of the aforementioned Rotert-Brooks property line proceeding along the proposed right-of-way with a curve to the right having a radius of 618.63 fee a central angle of 11°35'29.9", and an arc length of 125.16 feet to a point; thence, proceeding along the aforementioned Rotert-Harrell property line at N13°45'0"E, 17.35 feet to a point; thence proceed along a new line S70°32'26.6"E, 61.45 feet to a point; thence, continue along said new lin with a curve to the left having a radius of 608.63 feet, a central angle of 5°52'13.7", and an arc length of 62.36 feet to a point; thence, proceed along the aforementioned Rotert-Brooks property line S4°30'0"W, 10.00 feet to the point of beginning.

Said easement contains 1,499 square feet, more or less.

A pre-blast survey will be made prior to construction.

Being part of the property conveyed to William K. Rotert, III, single, by deed by deed from David A. Sidlowe and Leoni C. Sidlowe, of record in Book 6871, page 351, Register's Office of Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This
Document Unsatisfactory When Received

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7848 PAGE 120

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	96000.00
CON TX	316.80
PRFEE	0.50
WDEED	9.00
TOTAL	326.30
CHECK	326.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/24/89 01 12:13 0001 9289

35550

IDENTIFICATION

MAY 24 12 14 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 212668