PUSH

JAN 7 11 11 AM '83
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION

39250

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
MARTY J. MORGAN, unmarried
1506 8th Avenue South
Nashville, Tennessee

SEND TAX BILLS:
New Owner

MORTGAGEE:
First Bank & Trust
225 Lebanon Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
Map 105-6
Parcel 166
FBN 16W 6050

BOOK 7859 PAGE 207

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and in completion of that certain "Installment Sales Contract" dated September 14, 1979, and filed for record in Book 5617, page 503, Register's Office for Davidson County, Tennessee, I, **JACK M. ROWLANDS,** being one and the same person as **JACK M. ROWLAND**, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **MARTY J. MORGAN**, a single person, hereinafter called the Grantee, her 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 Lot No. 4 on the Plan of Highland Garden Subdivision, as of record in Book 57, page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 45.6 feet on the easterly side of 8th Avenue South, formerly Spruce Street, and runs back between lines with the southerly margin of Lynwood Avenue 150 feet to an alley, measuring 45.3 feet thereon.

Being the same property conveyed to Bill Berkley and Jim W. Woolems, d/b/a B and J Investments, by deed dated April 28, 1977, from Herbert Wayne Hunter and wife, Ellamentry Hunter, of record in Book 5142, page 320, Register's Office for Davidson County, Tennessee; and being the same property contracted to Marty J. Morgan, grantee here, by Installment Sales Contract

filed for record in Book 5617, page 503, said Register's Office; and being the same property conveyed to Jack M. Rowlands (who is one and the same person as Jack M. Rowland) by Quitclaim Deed from Bill Berkley and Jim W. Woolems, d/b/a B and J Investments, dated April 28, 1980, as of record in Book 5595, page 985, Register's Office for Davidson County, Tennessee; and also being the same property which is the subject of that certain Quitclaim Deed of Correction from Bill Berkley and Jim W. Woolems, d/b/a B and J Investments, to Jack M. Rowland, being one and the same person as Jack M. Rowlands, of record in Book 5617, page 503, said Register's Office. Also, see that certain "Acknowledgement of Assignment" dated October 20, 1981, and filed for record in Book 6164, page 867, said Register's Office.

This is improved property known as 1506 8th Avenue South, Nashville, Tennessee 37203.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, and further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 57, page 118, said Register's Office.

Real property taxes for 1989 have been settled between the parties and will be paid by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MARTY J. MORGAN, her heirs and assigns, forever; and I, JACK M. ROWLANDS, being one and the same person as JACK M. ROWLAND, a single person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31ST day of MAY, 1989.

Jack M. Rowlands
JACK M. ROWLANDS

Jack M. Rowland
JACK M. ROWLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7859 PAGE 209

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JACK M. ROWLANDS, being one and the same person as JACK M. ROWLAND, a single person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, on this the 31st day of May, 1989.

Patricia M. Irwin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

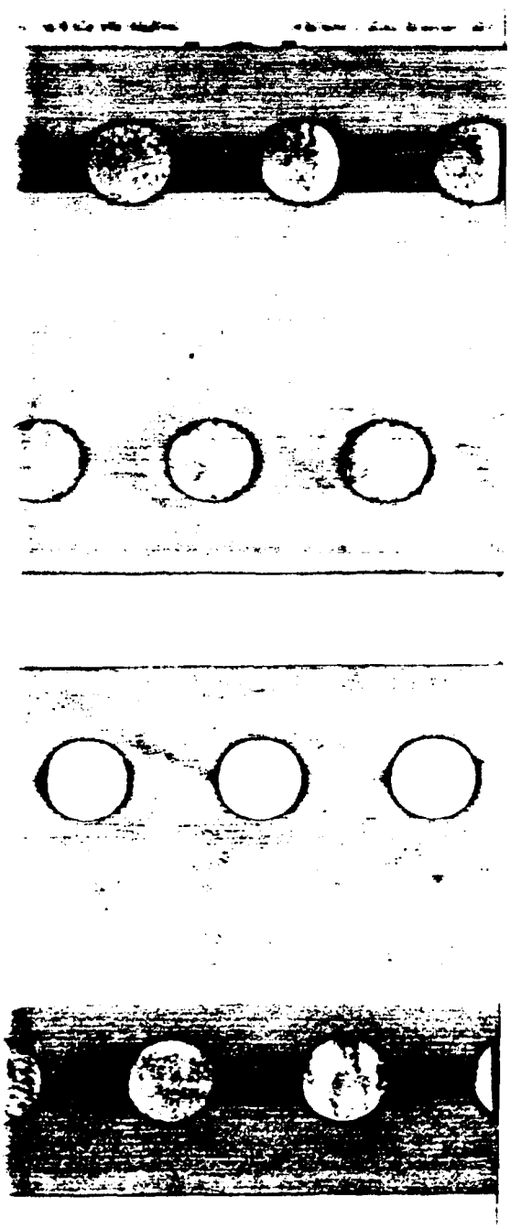
Amy S. Conatser
AFFIANT

Subscribed and sworn to before me
this 31st day of May, 1989.

Patricia M. Irwin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

27UL 26/01 0202 25CHECK 25.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7859 PAGE 210

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	75000.00
CON TX	247.50
PRFEE	0.50
WDEED	9.00
TOTAL	257.00
CHECK	257.00

06/07/89 01 11:12 0001 2701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39250

IDENTIFICATION REFERENCE

JUN 7 11 12 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 217055