THIS INSTRUMENT PREPARED BY: BOOK 7961 PAGE 137
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

LEWIS MORGAN ET UX
1914 SPRINGFIELD HGWY
GOODLETTSVILLE TN 37072

SEND TAX BILLS TO:

NATIONAL MORTGAGE COMPANY
KNIGHT ARNOLD ROAD
MEMPHIS, TN 38118

MAP/PARCEL NUMBER:

MAP 42-15
PARCEL 8

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,910.95, THIS 12TH DAY OF OCTOBER, 1989.

Lewis Morgan
AFFIANT

Subscribed and sworn to me, this the 12th day of October, 1989.

Denise C. Allis
Notary Public
My commission expires: 05-12-93

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from DAVID L. KELLEY ET UX, LINDA N. KELLEY AND ANDREW BOSKIND ET UX, HELEN J. BOSKIND, to National Mortgage Company, of record in Book 6048, page 305, the liability for which the Grantees hereby expressly assume and hold Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, DAVID L. KELLEY, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said LEWIS MORGAN ET UX, LENA G. MORGAN, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 211 ARCHWOOD, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

LINDA N. KELLEY, wife of DAVID L. KELLEY, the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property hereindescribed, marital or otherwise.

WITNESS my hand this 12th day of October, 1989.

David L. Kelley By His attorney
In fact Linda N. Kelley

DAVID E. KELLEY, BY HIS ATTORNEY-IN-FACT, LINDA N. KELLEY

Linda N. Kelley

LINDA N. KELLEY

Lewis Morgan

LEWIS MORGAN

Lena G. Morgan

LENA G. MORGAN

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA N. KELLEY, to me known to be the person who executed the foregoing instrument in behalf of DAVID L. KELLEY and acknowledged that SHE executed the same as the free act and deed of the said DAVID L. KELLEY, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 12TH day of OCTOBER, 1989.

Denise C. Akers
Notary Public

My Commission Expires: 5-11-93

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA N. KELLEY, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 12th day of October, 1989.

Denise C. Akers
notary public

My commission expires: 5-11-93

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEWIS MORGAN ET UX, LENA G. MORGAN, the within named bargainors, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 12TH day of OCTOBER, 1989.

Denise C. Ellis
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Re-Subdivision of Lot No. 17, Archwood Acres, Section One, as of record in Book 5190, page 600, and more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Archwood Drive, a corner to Lot No. 18 Archwood Acres, Section 1; thence with the line of said Lot 18, North 62° 27' 00" West 172.99 feet to a concrete monument; thence, North 5° 01' 30" East 50.00 feet to an iron pin; thence, South 84° 58' 30' EAST 114.68 feet to a point; thence South 69° 10' 30" East 83.42 feet to an iron pin in the westerly margin of Archwood Drive; thence with the margin of said Drive, South 27° 01' 30" West 100.00 feet to the point of beginning and containing 14,899 square feet or .342 acres, more or less.

Being lot #2 of the same property conveyed to David L. Kelley by Quitclaim Deed from Andrew S. Boskind et ux, Helen J. Boskind and David L. Kelley et ux, Linda N. Kelley, of record in Book 6240, page 297, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1989 and all future years.

2. Plat of record in Book 5190, page 600, Register's Office for Davidson County, Tennessee, which includes a 10 foot public utility and drainage easement along the westerly side of the lot, a minimum building setback line.

3. Restrictions of record in Book 2298, page 359, Register's Office for Davidson County, Tennessee.

4. Deed of Trust from David L. Kelley et ux, Linda L. Kelley and Andrew Boskind et ux, Helen J. Boskind, to Delta Title Company, Trustee, of record in Book 6048, page 305, Registers' Office for Davidson County, Tennessee, to secure to National Mortgage Company the payment of one note dated June 1, 1983, in the original principal amount of $48,500.00, due and payable as set forth therein.

74130

IDENTIF. TREFERENCE

Oct 16 10 56 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

5844 10/16 0101 03CHECK 187.87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7961 PAGE 140

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 53910.95
				CON TX 177.87
				PRFEE 1.00
				WDEED 9.00
				TOTAL 187.87
				CHECK 187.87
			10/16/89 01	11:00 0001 5844

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74130

IDENTIF. REFERENCE

OCT 16 10 56 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 258003