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THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Buford M. Morgan 7408 Stacy Drive Nashville, TN 37221	BancBoston Mortgage Corporation P.O. Box 44090 Jacksonville, FL 32231	142-02 041 09D 05302

WARRANTY DEED BOOK 7974 PAGE 643

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phillip Reynolds and wife, Mary E. Reynolds hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Buford M. Morgan and wife, Dora G. Morgan hereinafter called the Grantee, Grantee's 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. 57 on the plan of Cross Timbers Section 2, of record in Book 3700, page 92, Register's Office for said County.

SAID Lot No. 57 fronts 95.00 feet on the northerly margin of Stacy Drive and extends back 195.0 feet on the westerly line and 192.0 feet on the easterly line to a dead line in the rear, measuring 72.54 feet thereon.

BEING the same property conveyed to Phillip Reynolds et ux Mary E. Reynolds by deed from Jack S. Spangler and wife, Beverly G. Spangler of record in Book 6583, page 339, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4064, page 909, Book 4318, page 652 and Book 5425, page 362, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Mortgage Trust Company, of record in Book 6961, page 174 and assigned of record in Book 6983, page 791, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 7408 Stacy Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of October, 1989.

x Mary E. Reynolds
Mary E. Reynolds

Phillip Reynolds
Phillip Reynolds

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of October, 1989, before me personally appeared ~~Phillip~~ Reynolds and wife, Mary E. Reynolds, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7574 PAGE 644

Before me, the undersigned, 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 ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $91,500.00.

Buford M. Morgan
Affiant

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

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

78793

WARRANTY DEED

from:
Phillip Reynolds and wife, Mary E. Reynolds

to:
Buford M. Morgan and wife, Dora G. Morgan

IDENTIF. TREFERENCE

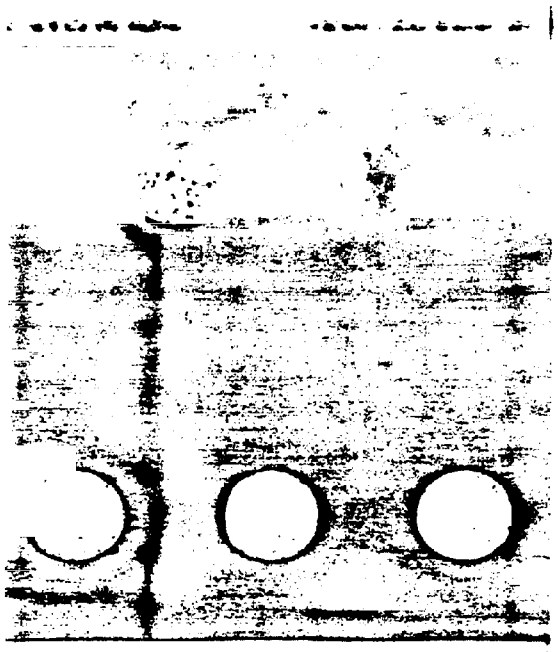
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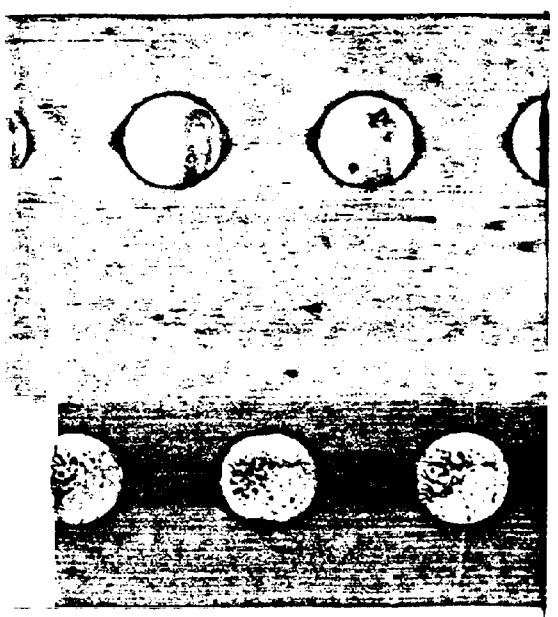
FELIX Z. [illegible]
DAVIDSON COUNTY TN.

0568 11/02 0101 03CHECK 308.95

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





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

RECEIVED OF _____

FOR _____

BOOK 7974 PAGE 645

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 91500.00
CON TX 301.95
PRFEE 1.00
WDEED 6.00
TOTAL 308.95
CHECK 308.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/02/89 01 12:09 0001 0568

78793

IDENTIF. TREFERENCE

Nov 2 12 08 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 263458