FORM NO. WD-1

BOOK 7976 PAGE 452

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 19 89.

Notary Public

MY COMMISSION EXPIRES 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Lisa P. James et vir	City Federal Savings Bank	04D 93301
(NAME)	c/o CityFed Mortgage Company	
100 Warren Drive	30 Warder Street	034-16-0-009.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Springfield, OH 45501	
(CITY) (STATE) (P. O. ZIP)	(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, James H. Morphis and wife, Halina Morphis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa P. James and husband, Douglas Monroe James

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

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Jeff Smith Subdivision, of record in Book 6200, page 821, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to James H. Morphis and wife, Halina Morphis by deed from Gene H. Scott, unmarried of record in Book 7815, page 348, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record, provided however, that the location of the septice fields have been amended as shown on the attached Exhibits.

79318

IDENTIF. REFERENCE

Nov 3 3 17 PM '89

FELIX Z. ... DAVIDSON CO. TENN.

unimproved ( )
This is improved (X) property, known as 100 Warren Drive (House Number) (Street) Old Hickory, TN (P O Address) (City or Town) 37138 (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 s this 31st day of October, 19 89

James H. Morphis

Halina Morphis

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, James H. Morphis and wife, Halina Morphis

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 31st day of October, 19 89.

NOTARY PUBLIC

My commission expires:

7-13-91

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as .

WITNESS my hand and seal, at office in ,

this day of , 19 .

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

James H. Morphis and wife,

Halina Morphis

TO

Lisa P. James and husband,

Douglas Monroe James

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

1151 11/03 0101 03CHECK 172.06

EXHIBIT A

BOARD OF HEALTH
Robert P. Thomas, Chairman
Alice F. McKinney, R.N., Secretary
H. Victor Braren, M.D., Member
Lloyd C. Elam, M.D., Vice-Chairman
Cynthia Turner-Graham, M.D., Member
Justin P. Wilson, Member

BILL BONER, MAYOR

METROPOLITAN GOVERNMENT of NASHVILLE and DAVIDSON COUNTY

FREDIA S. WADLEY, M.D.
Director of Health

METROPOLITAN HEALTH DEPARTMENT
311-23rd Avenue, North
Nashville, Tennessee 37203
(615) 327-9313

Jim Morphis
500 Singer Drive
Madison, TN. 37115

BOOK 7976 PAGE 454

This office has investigated the following property regarding a private sewage disposal system:

Warren Drive + Swinging Bridge Rd.
Jeff Smith Subdivision - Lot #1, Tn. Zip _____ PM 34 Par. 38

Your request was to obtain loan approval for an approved lot.

I. ☐ You are required to install the following to meet minimum requirements: _____ gal. septic tank, _____ sq. ft. *(per bedroom)* of soil absorption system, ☐ switch box, ☐ pump, force main and baffle box. Other _____.

II. ☐ A drawing of the recommended private sewage disposal system has been submitted to Metropolitan Codes Administration located at 700 2nd Avenue, South. If your request meets with requirements of other concerned departments and zoning and is approved, a copy of the drawing will be furnished by the Metro Codes Administration at the time the permit is issued to do the work.
☐ New ☐ Repair ☐ Addition

III. ☐ This proposed installation will not interfere with nor require any modification or additions to the existing disposal field system. Required permits must still be obtained from Metropolitan Codes Administration.

IV. ☐ This property has been carefully checked to determine the feasibility of installing a septic tank soil absorption system. Unfortunately, the predominant soils or rock formations in the disposal field area are classified as _____ which is not acceptable for safe disposal of sewage. Therefore, your request cannot be approved.

V. ☐ If the septic tank has not been pumped within the past three years, we recommend it be done as the removal of the accumulated solids and scum from the tank will prolong the life of the disposal field system.

VI. ☐ This property has a public sewer available. We, therefore, recommend the building be connected to the sanitary sewer per Metro Code 40-1-176, before the requested permit is issued by the Metro Codes Administration.

VII. ☑ Comments: Areas # 1 & 2 of the septic tank overflow system are laid out in Sequatchie Soil (30 MPI).

10/27/89
Date

Scott Ellwood - Soil Scientist
Health Department Representative

203-05-005

EXHIBIT B

PRIVATE SEWAGE DISPOSAL SYSTEM

Address WARREN DRIVE

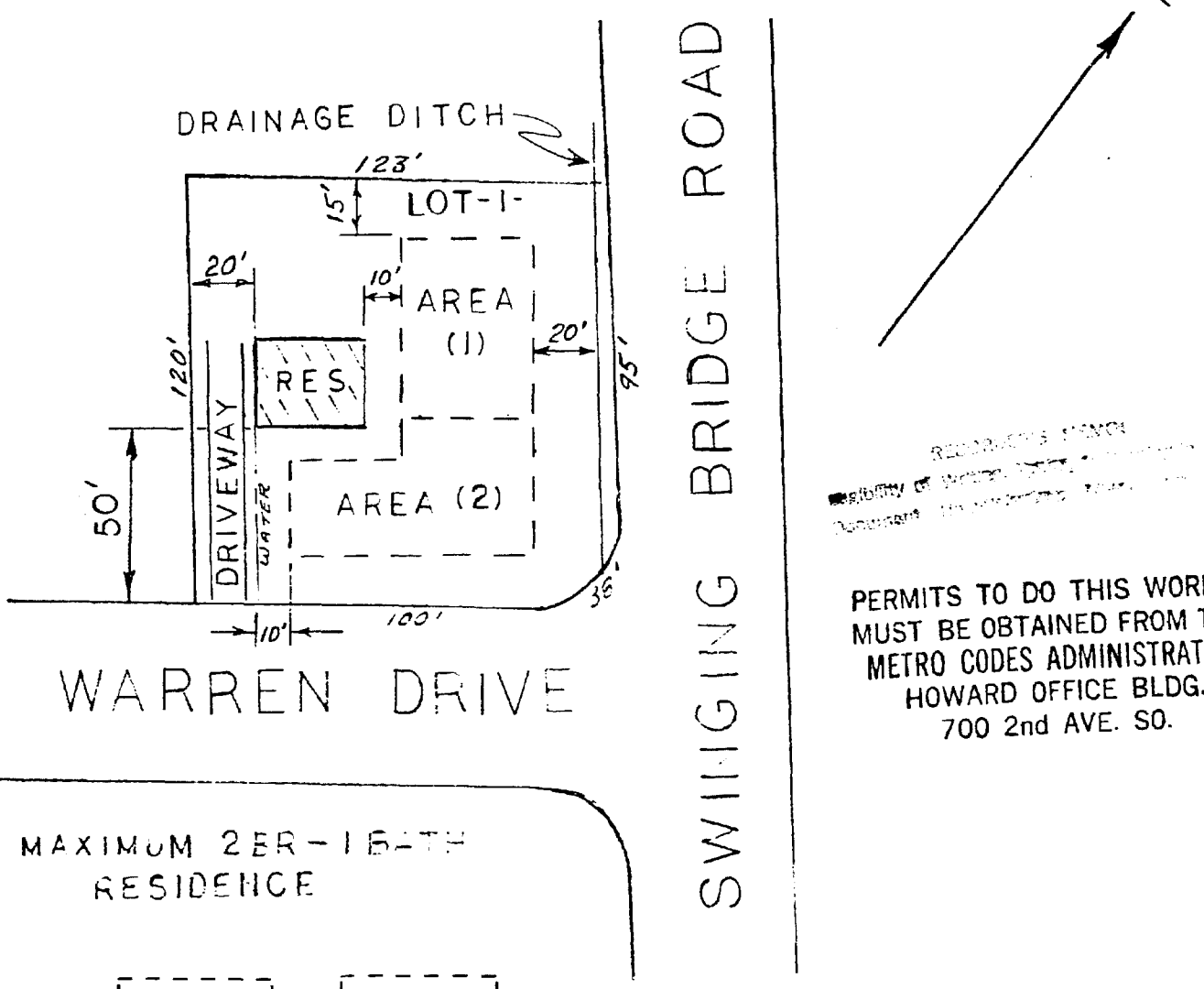
Owner JIM MORPHIS

METROPOLITAN HEALTH DEPARTMENT
311–23rd Avenue, North
Nashville, Tennessee 37203
Division of Public Health Engineering

Property Map 34 Parcel 38

Minimum requirements for approval for the installation, alteration, or repair of septic tank-soil absorption system at the above address.
Install 250 square feet of disposal field (per bedroom) in area indicated. This installation must comply with the Metropolitan Plumbing Code. New overflows are to follow existing ground contours.
If so indicated, this installation will require: ☐ Switch box and tight line AS REQ Gallon septic tank ☐ Sump pump and baffle box.
This installation for: ☐ Repair to existing system ☒ New dwelling or alteration to existing dwelling.

APPROVED LOT PER SUBDIVISION BOOK 7976 PAGE 455
DWG. 88S-246G JEFF SMITH LOT-1

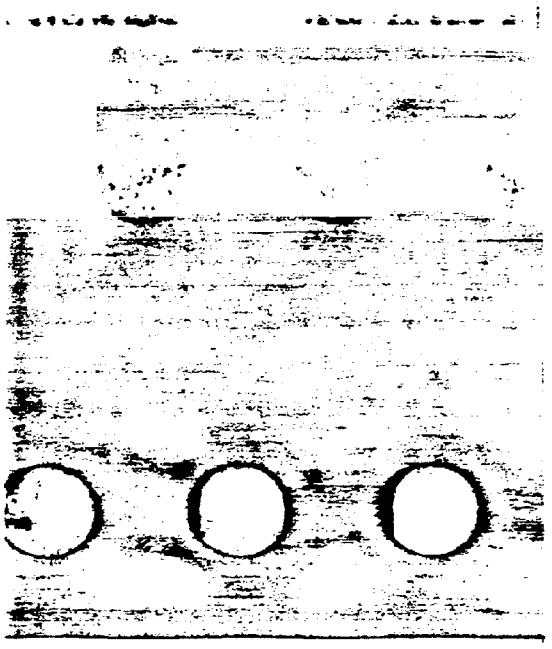


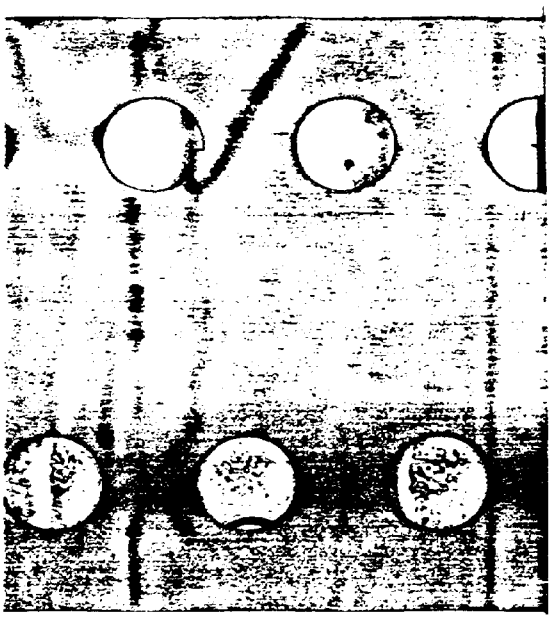
PERMITS TO DO THIS WORK MUST BE OBTAINED FROM THE METRO CODES ADMINISTRATION HOWARD OFFICE BLDG. 700 2nd AVE. SO.

If indicated, areas [1] and [2] are required for the soil absorption system. The initial system is to be installed within the boundaries of area number 1 with area number 2 being held in reserve for future use, if necessary. These areas are to remain undisturbed in their natural condition where no cut, fill, driveway, or water line is allowed. The installation of the system shown gives no assurance that it will function satisfactorily and the owner remains responsible for keeping the sewage underground. If desired, the owner may contact an engineer to design a different sewage system and submit plans to the Health Department for approval.

Scale 1" = 50' Date 3-29-89 By _____
Health Department Representative

203-05-004





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7976 PAGE 456

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 48250.00
				CON TX 159.06
				PRFEE 1.00
				TDEED 12.00
				TOTAL 172.06
				CHECK 172.06

11/03/89 01 15:16 0001 1151

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79318

IDENTIF. TREFERENCE

Nov 3 3 17 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 264034