6357
99-980795-2

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 19 90

Notary Public

MY COMMISSION EXPIRES: 3/9/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory T. Morgan, Sr. (NAME)	Fidelity Federal Savings & Loan (NAME)	042-14-057
127 Rhine Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Curtis F. Faulkner and wife, Stephanie P. Faulkner
T. STF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory T. Morgan, Sr. and wife, Seresa T. 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:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Sherry Heights, Section 3, of record in Book 2331, pages 126 & 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 112.0 feet on the easterly side of Rhine Drive and fronts 284.5 feet on the northerly side of Burgundy Drive; said frontages being joined by a curve which measures 39.3 feet; and runs back 137.1 feet on the easterly lot line and 309.0 feet on the northerly lot line to a point of intersection.

Being the same property conveyed to Curtis F. Faulkner and wife, Stephanie P. Faulkner by deed from Samuel B. Moores and wife, Thelma T. Moores as of record in Book 5657, page 825, said Register's Office.

This conveyance is made subject to:
The Plan of record in Book 2331, page 126 & 127, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Rhine Drive, a 40 foot minimum, building setback line from Burgundy Drive, a 10 foot public utility easement on the westerly lot line, and a 2.5 X 20 foot anchor easement on the northwesterly corner of said lot.

Restrictions contained in instrument of record in Book 2543, page 437, said Register's Office.

Agreement for dedication of Easement for Sanitary Sewers, Storm Drainage, water mains and appurtenances in Book 6186, page 340, said Register's Office.

Stephanie P. Faulkner and Stephanie T. Faulkner are one and the same person.

This is unimproved (XX) improved ( ) property, known as 127 Rhine Drive, Madison, Tennessee 37115
(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 their hand s this 12th day of April, 19 90

Curtis F. Faulkner

Stephanie P. Faulkner
T. STF

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis F. Faulkner and wife, Stephanie P. Faulkner

the bargainors, 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 12th day of April, 1990.

Commission Expires 3/5/92

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

I 9259

IDENTIF. T REFERENCE

APR 16 3 17 PM '90

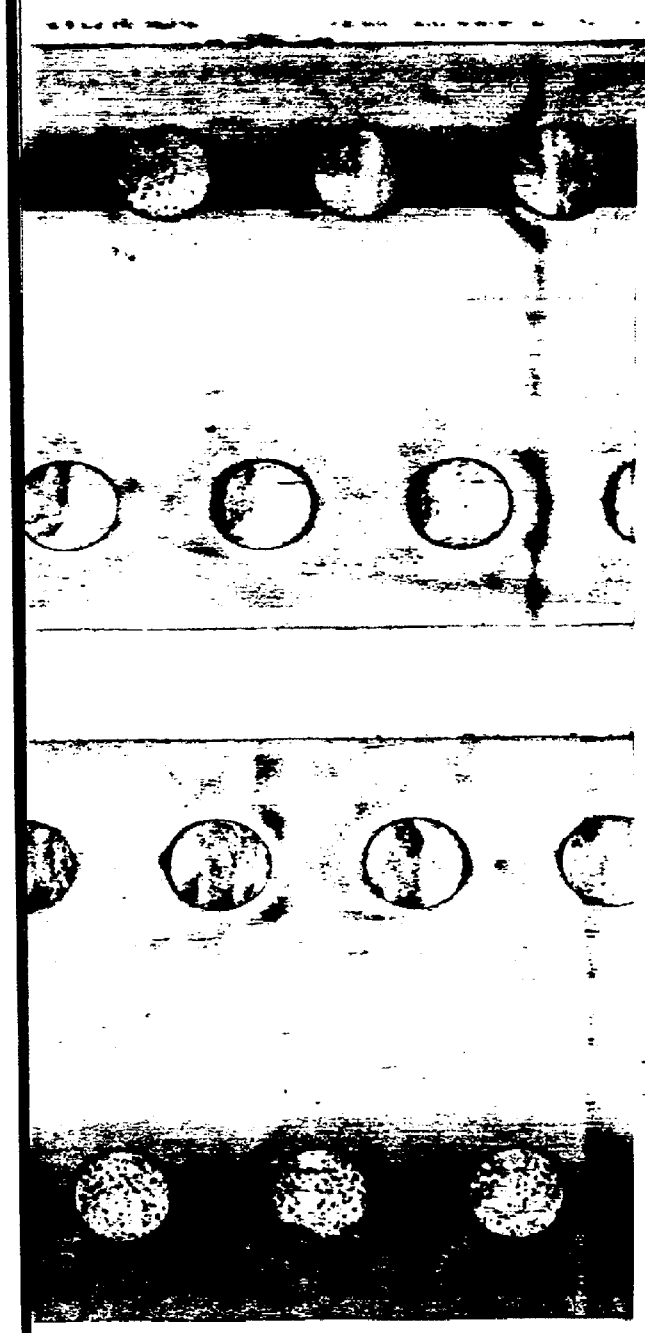
1656 04/16 0101 03CHECK 238.00

WARRANTY DEED

FROM
Curtis F. Faulkner and wife, ~~Stephanie P. Faulkner~~

TO
Gregory T. Morgan, Sr. and wife, ~~Seresa T. Morgan~~

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



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

RECEIVED OF _____

FOR _____

BOOK 8089 PAGE 244

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	70000.00
			CON TX	231.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	238.00
			CHECK	238.00
04/16/90	01		15:13 0001	1656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19259

IDENTIF. REFERENCE

APR 16 3 17 PM '90

DAVIDSON COUNTY TN.

No. 310763