car2764/lrn:4/30/90
SVN228-267

BOOK 8099 PAGE 588

FROM: MERIDA O. CHAMBERS,
AN UNMARRIED PERSON

TO: CHARLES E. MORTON, III
AND WIFE, RHONDA R. MORTON

THIS INSTRUMENT PREPARED BY: File By
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Charles E. Morton, III & wife, Rhonda R. Morton	SAME	Map 172 Parcel 29
5900 Edmondson Pike Nashville, Tn. 37211		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $757,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 1990.

Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Merida O. Chambers, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Charles E. Morton, III and wife, Rhonda R. Morton, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 5900 Edmondson Pike, Nashville, Tennessee 37211.

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 GRANTOR does covenant with the said GRANTEES that she 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 does further covenant and bind herself, her heirs, successors, assigns, 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 my hand this the 30th day of April, 1990.

Merida O. Chambers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Merida O. Chambers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of April, 1990.

Carol L. Barnes
NOTARY PUBLIC

My Commission Expires: 3/27/93

PARCEL NO. I:

LAND in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, described according to survey of Southern Land Surveying Company, dated August 2, 1972, as follows:

BEGINNING at a point in the northwest corner of the W. M. Smiley property, said point being located in the easterly right-of-way of Edmonson Pike; thence with said easterly right-of-way in a northerly direction North 28° 34' 20" West 210.80 feet to a point; thence North 17° 47' 13" West 620.00 feet to a point; thence continuing with said easterly right-of-way North 1° 55' 56" West 310.00 feet to a point; thence leaving the easterly right-of-way of Edmonson Pike along proposed Cloverland Drive at a curve to the right (Radius = 25.00 feet) 36.29 feet to a point; thence along the southerly right-of-way of proposed Cloverland Drive with a curve to the right (Radius = 375.00 feet) 261.80 feet to a point; thence continuing with South right-of-way of proposed Cloverland Drive with a curve to the left (Radius = 450.00 feet) 628.32 feet to a point, said point being the northeast corner of said described tract; thence leaving the southerly right-of-way of proposed Cloverland Drive along the westerly line of proposed Harvard Estates as follows, South 41° 55' 56" East 138.00 feet to a point; thence South 5° 55' 56" East 473.00 feet to a point; thence South 36° 23' 53" East 638.26 feet to a point in the northerly property line of W. M. Smiley's property, said point also being the southeast corner of said described tract; thence along Smiley's north line in a westerly direction North 82° 43' 38" West 871.59 feet to a point; thence continuing along said North line South 69° 37' 44" West 214.18 feet to the point of beginning, containing 20.0 acres, more or less.

INCLUDED in the foregoing description but excluded therefrom is the following described tract of land:

LAND in the 31st Councilmanic District, Davidson County, Tennessee, described according to survey of Southern Land & Associates, Inc., as follows:

BEGINNING at a point in the westerly margin of Marc Drive, said point being 720.28 feet south of the intersection of Cloverland Drive and Marc Drive and the common corner of Lot 61, Harvard Estates, Section 3, as of record in Book 4660, page 104, Register's Office for Davidson County, Tennessee, and Lot 62 of the Resubdivision of Harvard Estates, Section 3, as of record in Book 4715, page 172, Register's Office for Davidson County, Tennessee; thence with the common line of Lots 61 and 62, South 66° 10' 18" West 259.61 feet to a point, said point being the west corner of Lot 61, the most southerly corner of Lot 62, and in the east boundary line of the John Chambers property; thence with the common line of the Chambers property and Lot 62, North 32° 02' 59" West 81.53 feet to the point of beginning of this described tract; thence with the rear lot lines of Lots 62 and 63, North 32° 02' 59" West 151.16 feet to a concrete monument; thence with the rear lot line of Lot 63, North 63° 17' 55" East 84.65 feet to a point; thence leaving the rear lot line of Lot 63, South 01° 35' 02" East 166.21 feet to the point of beginning, containing 6,360 square feet, 0.15 acres, more or less.

PARCEL NO. II:

LAND in the 31st Councilmanic District, Davidson County, Tennessee, described according to survey of Southern Land & Associates, Inc., as follows:

BEGINNING at a point in the westerly margin of Marc Drive, said point being 424.80 feet south of the intersection of Cloverland Drive and Marc Drive and the common corner of Lot 63 of the Resubdivision of Harvard Estates, Section 3, as of record in Book 4715, page 172, Register's Office for Davidson County, Tennessee, and

Lot 64, Harvard Estates, Section 3, as of record in Book 4660, page 104, Register's Office for Davidson County, Tennessee; thence with the common line of Lots 63 and 64, South 88° 24' 58" West 215.00 feet to the point of beginning of this described tract; thence with the rear line of Lot 63, South 10° 38' 52" East 128.84 feet to a concrete monument; thence South 63° 17' 55" West 61.07 feet to a point; thence leaving the rear line of Lot 63, North 01° 35' 02" West 153.15 feet to a point, said point being the southwest corner of Lot 64, and in the east boundary line of the John Chambers property; thence with the south boundary line of Lot 64, North 88° 24' 58" East 35.00 feet to the point of beginning, containing 6,447 square feet, 0.15 acres, more or less.

Being property conveyed to John L. Chambers and wife, Merida O. Chambers by deed from Lilla Alice Chandler Rice, of record in Book 4163, page 311, Register's Office for Davidson County, Tennessee, (as to Parcel I); being property conveyed to John L. Chambers and wife Merida O. Chambers by deed from Medlin Building Industries, Inc., of record in Book 4942, page 725, said Register's Office, (as to Parcel II), and being the same property conveyed to Merida O. Chambers by quitclaim deed from John L. Chambers of record in Book 6446, page 485, and rerecorded in Book 7065, page 561, said Register's Office, (as to Parcels I and II).

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. Restrictive Covenants of record in Book 4681, page 75, said Register's Office. (Applies to Parcel II)

3. Right of Way Agreement of record in Book 5208, page 938, said Register's Office.

4. Easement for water mains and appurtenances of record in Book 4854, page 483, said Register's Office.

22921

IDENTIFICATION REFERENCE

MAY 1 11 19 AM '90

DAVIDSON COUNTY, TN

7612 05/01 0101 03CHECK 2511.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 8099 PAGE 592

FOR _____

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 757000.00
				CON TX 2498.10
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2511.10
				CHECK 2511.10
05/01/90	01			11:20 0001 7612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 2 9 2 1.

IDENTIFI REFERENCE

MAY 1 11 19 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 315113