Box 58

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STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Jane E M Morton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 19 90

Ann B Waddell
Notary Public

MY COMMISSION EXPIRES: 5/20/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37238-0056

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
James E. Morton	New Owner	MAP 118-8
(NAME) 2502 Eugenia Avenue	(NAME) 3808 Turley Drive	PARCEL 188
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Nashville, TN 37211	06DA 27000
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Heirs of Claude Russell Henson and wife, Lucy B. Henson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Morton and wife, Marla Morton

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. 79 on the plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 79 fronts 50 feet on the westerly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Claude Russell Henson and wife, Lucy B. Henson, by deed from Randall G. Henson and wife, Martha Ray Henson, of record in Book 2281, page 633, Register's Office for Davidson County, Tennessee. Claude Russell Henson and wife, Lucy B. Henson, both having since died, leaving said property to their Heirs, G. W. Henson, R. G. Henson, Virginia Henson Brown, Ruby Henson Cash and James C. Henson.

Subject to the plan of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee. Subject to any and all easements and/or restrictive covenants running with saidland.

Taxes for the year 1990 are to be prorated from the date of this closing.

Note: G. W. Henson is one and the same person as Gerarld Henson and that R. G. Henson is one and the same person as Randall Henson.

unimproved ( )
This is improved (X) property, known as 2502 Eugenia Avenue, Nashville, TN 37211
(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 OURS hand S this 1st day of August, 19 90

G. W. Henson — R. G. Henson — Virginia Henson Brown

Ruby Henson Cash by Gerald Henson R G Henson — James C. Henson by Gerald Henson R G Henson

Ruby Henson Cash, by attorney in fact — James C. Henson, by attorney in fact

STATE OF TENNESSEE
County of DAVIDSON

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Personally appeared before me, G. W. Henson, R. G. Henson, Virginia Henson Brown

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 19 90.

Commission expires 5/20/92 Ann B Waddell

Notary Public

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, Randall Henson and Gerald Henson

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that ~~he~~ they are the attorney's in fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of August, 19 90.

Commission expires 5/20/92 Ann B Waddell

Notary Public

WARRANTY DEED

FROM

TO

Prepared by:

46071

TENNESSEE REAL ESTATE TRANSFER

AUG 1 2 11 PM '90

FELIX Z. WILCOXETT REGISTER
DAVIDSON COUNTY, TN

5993 08/01 0101 03CHECK 89.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 25000.00
				CON TX 82.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 89.50
				CHECK 89.50
			08/01/90 01	14:14 0001 5993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46071

IDENTIFICATION REFERENCE

AUG 1 2 12 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 342471