THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

Mail

ADDRESS NEW OWNER:

BESSIE PAULINE MORRIS
AND LINDA M. MORRIS
4110 SAUNDERS AVENUE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:

MAP 061-10-0
PARCEL 134.00

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,878.04, THIS 6TH DAY OF SEPTEMBER, 1990.

Diane G. Wrenn
AFFIANT

Subscribed and sworn to me, this the 6TH day of SEPTEMBER, 1990.

Notary Public
My commission expires: 5-11-92

57679

IDENTIFICATION

SEP 17 9 46 AM '90

FELIX Z. WILKINS JR. REGISTER

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Stephen P. Sanders et ux, Linda A. Sanders, to John b. Wrenn et ux, Willie K. Wrenn, of record in Book 7832, page 516, Register's Office for Davidson County, the liability for which the Grantees hereby expressly assume and hold Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, LINDA A. SANDERS, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said BESSIE PAULINE MORRIS AND LINDA M. MORRIS, as joint tenants with right of survivorship, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4110 SAUNDERS AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 6TH day of SEPTEMBER, 1990.

Linda A. Sanders
LINDA A. SANDERS

Bessie Pauline Morris
Bessie Pauline Morris

Linda M Morris
Linda M. Morris

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA A. SANDERS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 6TH day of SEPTEMBER, 1990.

Denise C. [illegible]
notary public

My commission expires: 5-11-92

[redacted]

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bessie Pauline Morris, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 6th day of September, 1990.

Linda C. Allen
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda M. Morris, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 6th day of September, 1990.

Linda C. Allen
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot NO. 30 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County.

SAID Lot No. 30 fronts 100 feet on the easterly side of Saunders Avenue and runs back between parallel lines 300 feet to the right-of-way of the Louisville and Nashville Railroad.

Being the same property conveyed to Linda A. Sanders by Quitclaim Deed from Stephen P. Sanders, of record in Book ____, page ____, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 1733, page 315, Register's Office for Davidson County, Tennessee.

4. Deed of Trust from Stephen P. Sanders et ux, Linda A. Sanders, to William D. Castleman, Trustee, of record in Book 7823, page 516, Register's Office for Davidson County, Tennessee, to secure to John B. Wrenn et ux, Willie K. Wrenn the payment of one note dated April 20, 1989, in the original principal amount of $50,000.00, due and payable as set forth therein.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8196 PAGE 946

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 55878.04

CON TX	184.47
PRFEE	1.00
WDEED	12.00
TOTAL	197.47
CHECK	197.47

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/17/90 01 09:49 0001 9284

57679

IDENTIFT REFERENCE

SEP 17 9 46 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 355924