THIS INSTRUMENT PREPARED BY:
MICHAEL R. JENNINGS
Attorney at Law
225 East Market Street
Lebanon, Tennessee 37087

SEND TAX BILLS TO:

Mr. & Mrs. James R. Morrison
119 Carter Lane
Mt. Juliet TN 37122

BOOK 8215 PAGE 391

ADDRESS OF NEW OWNER(S):

_____

SAME

_____

MAP 075 GR 09 PARCEL 0-269.00

IMPROVED X UNIMPROVED ____

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James R. Morrison
Affiant

Subscribed and sworn to before me this the 9th day of Oct. 1990

Michael R. Jennings
NOTARY PUBLIC

MICHAEL R. JENNINGS NOTARY PUBLIC WILSON CO. TN

DEED

FOR AND IN CONSIDERATION of the sum of **EIGHTY THOUSAND DOLLARS ($80,000)**, of which the sum of **FIVE THOUSAND DOLLARS ($5,000)**, is cash in hand paid, and including the execution of a Purchase Money Deed of Trust and Promissory Note in the amount of **SEVENTY-FIVE THOUSAND DOLLARS ($75,000)**, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WE, **JAMES R. IRONS and wife, MELODY WELLS IRONS**, have this day bargained and sold and by these presents do hereby bargain, sell, transfer, and convey unto **JAMES R. MORRISON and wife, DEBRA L. MORRISON**, an undivided one-half interest as tenants by the entirety, and **TERRY K. MORRISON and wife, LINDA MORRISON**, an undivided one-half interest as tenants by the entirety, their heirs and assigns, the following described property, to-wit:

Being a tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee and being Lot No. 1 on the plat of the Resubdivision of Lot No. 2 of the C.B. Howse Property as shown by a survey by Ahler-Martin Co., Tennessee #1434, dated September 26, 1989, and being of record in Plat Book 6250, Page 712, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Included in the description above, but excluded from this conveyance is a perpetual easement upon and through Lot No. 1 as retained by the grantors of record in Book 6791, Page 261, Register's Office for Davidson County, Tennessee, which hereby specifically reserves for the purpose of ingress and egress to and from Lot 2 on the plan of the resubdivision of Lot No. 2, C.D. Howse Property set forth on the Plat of record

Plat Book 6250, Page 712, Register's Office of Davidson County, Tennessee, according to a survey by Ahler-Martin Company dated September 26, 1985 and to which plat reference is made for a more complete and accurate description thereof; said easement being more particularly described as follows:

A continuous strip of land approximately 10 feet wide by approximately 157.21 feet running from Old Hickory Boulevard to the rear boundary of Lot No. 1, said 10 foot wide strip running parallel with the entire common boundary line between Lots No. 1 and 2 as set forth in the aforesaid plat, and shall include a strip running parallel and contiguous with the rear boundary of Lot No. 1, being 50 feet by 40 feet.

This perpetual easement shall include, but not be limited to the permission to pave, grade, and utilize any portion of said easement for the parking of vehicles, the installation of lights and signs.

DEED REFERENCE:
Being the same property conveyed to James R. Irons, by Quitclaim Deed from David R. Kennedy, Joseph Lukomski and John B. Stark dated February 27, 1986 and of record in Deed Book 6791, Page 261, Register's Office for Davidson County, Tennessee.

This is also a part of the same property conveyed to James R. Irons and wife, Melody Wells Irons by Correction Quitclaim Deed of Jerry Donald Irons and Ellene Vantrease Irons dated October 8, 1990 and of record in Book _____, Page_____, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging unto the said **JAMES R. MORRISON and wife, DEBRA L. MORRISON,** an undivided one-half interest as tenants by the entirety and **TERRY K. and wife, LINDA MORRISON,** an undivided one-half interest as tenants by the entirety, their heirs and assigns in fee simple, forever.

WE COVENANT that We are lawfully seized and possessed of the within conveyed property, that We have a good and lawful right to sell, transfer, and convey same, that same is free, clear, and otherwise unencumbered, and We shall forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

This conveyance is subject to the details and accuracy of the plat of record in Book 6250, Page 712, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to the perpetual easement

as set out in deed of record in Book 6791, Page 261, Register's Office for Davidson County, Tennessee and any and all unrecorded easements and leases.

1990 Property Taxes have been pro-rated and settled in cash at the closing and shall be solely assumed and paid by the Grantees herein. Back taxes, if any, shall be paid by the Grantors.

POSSESSION shall be given with delivery of Deed.

WITNESS our signatures this the 9th day of October, 1990.

JAMES R. IRONS

MELODY WELLS IRONS

STATE OF TENNESSEE

COUNTY OF WILSON

PERSONALLY appeared before me, the undersigned authority, a Notary Public, in and for the state and county aforesaid, the within named bargainors, JAMES R. IRONS and wife, MELODY WELLS IRONS, with whom I am personally acquainted with or who has proven to me on the basis of satisfactory evidence, and who acknowledges the execution of the foregoing for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 9th day of October, 1990.

NOTARY PUBLIC

MICHAEL RAY JENNINGS NOTARY PUBLIC WILSON CO.

MY COMMISSION EXPIRES:

9-9-91

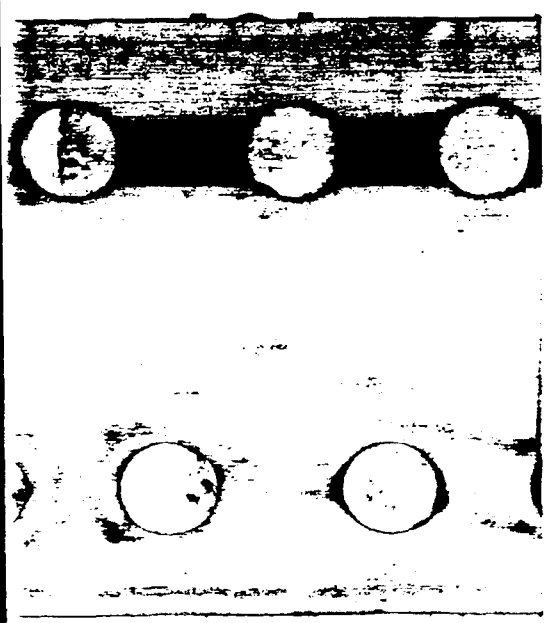
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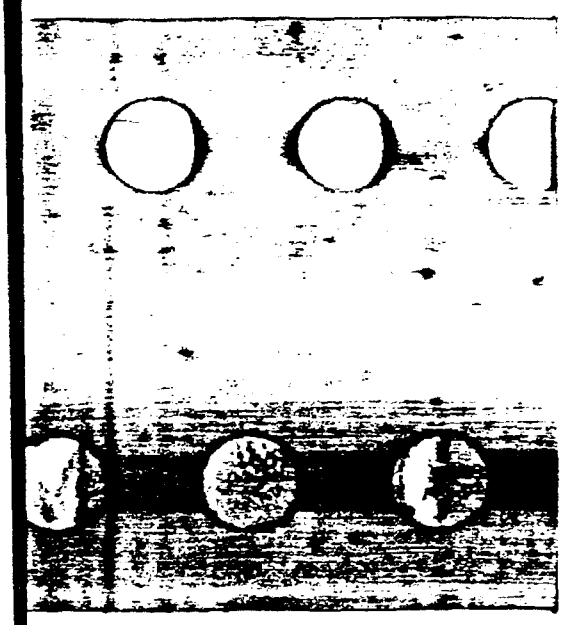
IDENTIF. TREFERENCE

OCT 11 9 55 AM '90

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

9307 10/11 0101 03CHECK 274.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8215 PAGE 394

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	80000.00
CON TX	264.00
PRFEE	1.00
WDEED	9.00
TOTAL	274.00
CHECK	274.00

10/11/90 01 09:56 0001 9307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6417.7.

IDENTIF. TREFERENCE

OCT 11 9 55 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 363565