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Map & Parcel 104-05-0 322.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:

New Owner

New Owner:

Russell F. Morris III &
Pamela F. Morris
225 Windsor Terrace Dr.
Nashville, TN 37221

Mortgagee:

Dominion Bank of Middle Tennessee
198 East Main Street
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, BERTHA LIPSCHUTZ, Grantor, have bargained and sold and by these presents DO transfer and convey unto RUSSELL F. MORRIS III and wife, PAMELA F. MORRIS, Grantee, their heirs and assigns, the property described as follows:

> Certain real estate in Davidson County, Tennessee, as follows:
>
> Being the easterly 6.2 feet of Lot No. 257 and all of lots Nos. 258 and 259, on the Map of Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, page 174, Register's Office for said County, being the same part of lot No. 257 and all of lots Nos. 258 and 259 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, said Register's Office.
>
> Said part of lot No. 257 and all of lots Nos. 258 and 259 front together 106.2 feet on the northerly side of Central Avenue and run back between parallel lines 200 feet to an alley.
>
> Being the same property conveyed to Marvin Lipschutz and wife, Bertha Lipschutz by Installment Deed from J.G. Redelsheimer and wife, Florence W. Redelsheimer, of record in Book 1212, page 37, Register's Office of Davidson County, Tennessee. Marvin Lipschutz is now deceased and title is now vested in Bertha Lipschutz as surviving tenant by the entirety.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND I DO COVENANT with the said Grantee that I are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Subject to all matters as shown on the Plan of record in Book 332, page 92, and Book 332, page 174, said Register's Office; (2) Subject to easement for an alleyway along rear line of the property; (3) 1991 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand(s) on this the 17TH day of June, 1991.

Bertha Lipschutz
BERTHA LIPSCHUTZ

By: Rodney Rosenblum
as Attorney-in-Fact for Bertha Lipschutz
as recorded in Book 8378, page 793,
said Register's Office

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Marie A. Sweeney, a Notary Public of the State and County aforesaid, personally appeared RODNEY ROSENBLUM, 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 is the attorney-in-fact for BERTHA LIPSCHUTZ and is authorized by BERTHA LIPSCHUTZ to execute this instrument on behalf of her as her free act and deed.

Witness my hand and seal, at office in Franklin, Tn, this 17 day of June, 1991.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 8378 PAGE 798

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is NINETY THOUSAND AND NO/100 DOLLARS ($90,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Russell L Morris
AFFIANT

Sworn to and subscribed before me this 17 day of June, 1991.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENN.

5818 06/20 0101 03CHECK 307.00

23963

IDENTIFICATION REFERENCE

JUN 20 8 33 AM '91

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8378 PAGE 799

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 90000.00
CON TX 297.00
PRFEE 1.00
WDEED 9.00
TOTAL 307.00
CHECK 307.00

06/20/91 01 08:34 0001 5818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

239.63

IDENTIFICATION REFERENCE

JUN 20 8 33 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 432831