File Box 40

FORM NO. WD-1

BOOK 8553 PAGE 414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,250.00

Robert E Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 1992.

Johnnie L Edmondson
Notary Public

MY COMMISSION EXPIRES: 1-28-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dewey Pedigo, Jr., Attorney, 301 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Robert E. Morgan, Sr. (NAME)	(NAME)	Map 119-1
321 Valeria Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 488
Nashville, Tn. 37210 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (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, CHARLOTTE MORRIS HARRIS AND RANDY MORRIS, CO-EXECUTORS OF THE ESTATE OF CLYDE EDWARD MORRIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. MORGAN, SR.

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. 85 on the Map of re-subdivision of Lots 7, 8, 9 and 10 and part of Lots 6, 11, 12 and 13 in the Plan of Cumberland Nurseries, a plan of which subdivision is of record in Book 332, page 36, Register's Office for said County.

Said Lot No. 85 fronts 50 feet on the southerly side of Valeria Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to C.P. Morris and wife Anna Bell J. Morris by deed from Clarence Petty and wife, Estella E. Petty of record in Book 2351, page 3, said Register's Office. By deed of record in Book 3251, page 160, said Register's Office, C.P. Morris and wife, Anna Bell J. Morris conveyed a one-half undivided interest in the above described property to Clyde Edward Morris. And, by deed of record in Book 5205, page 315, Register's Office for said County, C.P. Morris, an unmarried person, his wife, Anna Bell J. Morris having since died, conveyed the remainder interest in his remaining one-half interest in the above described property to Clyde Edward Morris, retaining a life estate in the one-half interest being conveyed. The said C.P. Morris having since died on November 5, 1985, his Estate having been administered under Docket No. 77680, Probate Clerk's Office for said County. The said Clyde Edward Morris, also having since died, and by his Will of record in Will Book 177, page 583, Probate Clerk's Office for said County, gave his Co-Executors, Charlotte Morris Harris and Randy Morris, power of sale.

This is improved (X) unimproved property, known as 113 Valeria Street, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

The 1992 Land Taxes have been prorated and are assumed by the grantee.

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 our hand s this 16th day of February, 1992

Charlotte Morris Harris
CHARLOTTE MORRIS HARRIS, CO-EXECUTOR

Randy Morris
RANDY MORRIS, CO-EXECUTOR

STATE OF TENNESSEE }
Davidson County }

Personally appeared befcre me, Dewey W. Pedigo, a Notary Public in and for said County and State, the within named Charlotte Morris Harris and Randy Morris, Co-Executors of the Estate of Clyde Edward Morris

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of February, 19 92

Commission Expires 7-23-94

Dewey W. Pedigo, Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

BOOK 8553 PAGE 415

WARRANTY DEED

FROM
Charlotte Morris Harris and Randy Morris, Co-Executors of the Estate of Clyde Edward Morris

TO
Robert E. Morgan, Sr.

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

85351

IDENTIFICATION REFERENCE

FEB 19 2 59 PM '92

DAVIDSON COUNTY, TN

2505 02/19 0101 03CHECK 78.04

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

RECEIVED OF _____

FOR _____

BOOK 8553 PAGE 416

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 19250.00
CON TX 71.04
PRFEE 1.00
WDEED 6.00
TOTAL 78.04
CHECK 78.04

02/19/92 01 15:00 0001 2505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8535 1

IDENTIFICATION REFERENCE

FEB 19 2 59 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 503063