This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8574 PAGE 109

ADDRESS NEW OWNER:
John H. Morris and Shelly M. Morris
1209 Plymouth Avenue
Nashville, Tennessee 37216

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 61-12
PARCEL 75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Irma Shepp, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John H. Morris and wife, Shelly M. Morris, as tenants by the entirety, 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:

> BEING the westerly 30 feet of Lot 49 and all of Lot 50 on the Map showing re-subdivision of Eastdale Place of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID westerly 30 feet of Lot 49 and all of Lot 50 front together 90 feet on the north side of Plymouth Avenue and extend back between parallel lines 180 feet to a dead line.
>
> Being the same property conveyed to William Callaway Shepp and wife, Irma Shepp, by deed from T. E. Thompson, unmarried of record in Book 1218, Page 167, Register's Office for Davidson County, Tennessee. The said William Callaway Shepp having since died.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 1992 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1209 Plymouth Avenue, Nashville, TN 37216.

This instrument is executed on behalf of Irma Shepp by Daniel B. Shepp as Attorney in Fact pursuant to a Power of Attorney being placed of recorded simultaneously herewith.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John H. Morris and wife, Shelly M. Morris, their heirs and assigns, forever; and I, Irma Shepp, a widow do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of March, 1992.

Irma Shepp, a widow

Irma Shepp by Daniel B. Shepp

Irma Shepp by Daniel B. Shepp, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daniel B. Shepp as Attorney In Fact of Irma Shepp, a widow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the 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 and official seal at Nashville, Tennessee, this the 12th day of March, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 62,500.00.

AFFIANT

Subscribed and sworn to before me this 12th day of March, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

92096

IDENTIFICATION REFERENCE

MAR 13 11 15 AM '92

DAVIDSON COUNTY, TN

RECORDING FEES

STATE 03:13 3101 03CHECK 238.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8574 PAGE 111

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 6.00
TOTAL 238.25
CHECK 238.25

*RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/92 01 11:16 0001 6088

920 9 d.

IDENTIFICATION REFERENCE

MAR 13 11 15 AM '92

DAVIDSON COUNTY, TN

No. 510522