Bk 51-B

BOOK 8980 PAGE 905

This instrument prepared by:
Christian A. Horsnell, Esq.
Wyatt, Tarrant, Combs, Gilbert & Milom
29 Music Square East
Nashville, Tennessee 37203.

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Dennis Morgan Morgan Music Group 1800 Grand Avenue Nashville, Tennessee 37212	Same	Map 118-11 Parcel 97

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, LENA BATES COOK, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DENNIS MORGAN, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Lot No. 1, Block F, as shown on the Plan of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate description.
>
> Being the same property conveyed to Lena Bates Cook by deed from Ralph P. Rosa and wife, Mary F. Rosa, of record in Book 5140, page 380, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all easements and restrictions of record and 1993 real property taxes, which have been assumed by the Grantee.

This is improved property known as 512 Heather Place, Nashville, Tennessee 37204.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this the 14 day of June, 1993.

Lena Bates Cook
LENA BATES COOK

[F:\CAH\MORGBATE.WD\6/9/93]

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named LENA BATES COOK, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of June, 1993.

My Commission Expires:

01-27-96

NOTARY PUBLIC

JAN A. MORSELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Dennis Morgan
AFFIANT

Subscribed and sworn to before me, this 14th day of June, 1993.

My Commission Expires:

01-27-96

NOTARY PUBLIC

JAN A. MORSELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

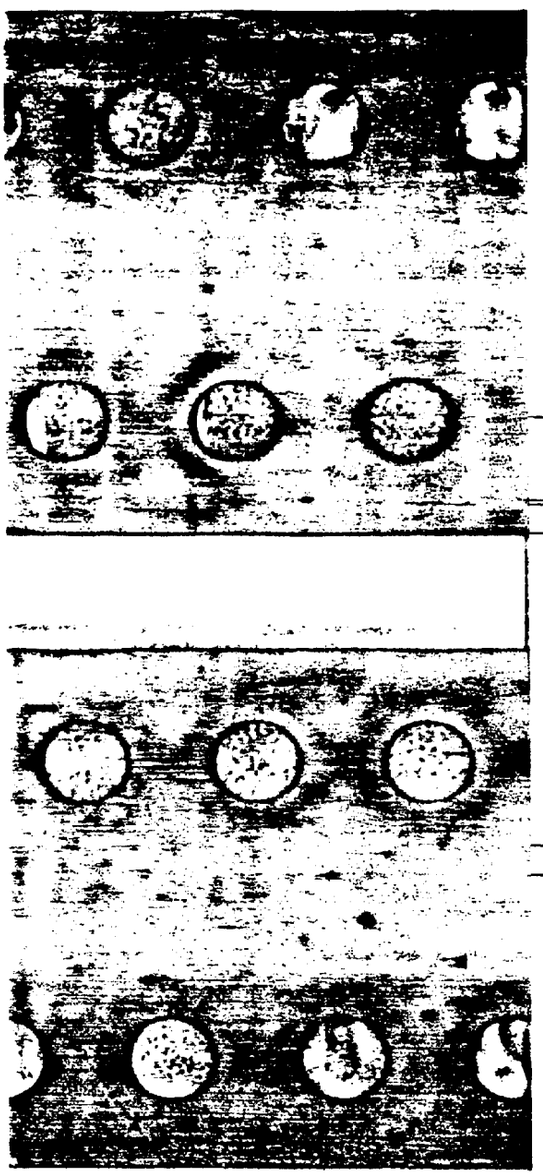
29971

IDENTIFICATION REFERENCE

JUN 14 3 27 PM '93

[illegible] REGISTER
DAVIDSON COUNTY, TN

7157 06/14 0101 03CHECK 610.50



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

RECEIVED OF 7167 06/14 0101 03CHECK 599.50

FOR

BOOK 8980 PAGE 907

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
				MISC 8.00
				~~TOTAL 8.00~~
				~~CHECK 8.00~~
			06/14/93 01	15:21 0001 7163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 9 9 7. 1:

IDENTIFICATION REFERENCE

JUN 14 3 21 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

VOID

		MISC 20.00-
		CAMT 165000.00
		CON TX 610.50
		PRFEE 1.00
		WDEED 8.00
		~~TOTAL 599.50~~
		~~CHECK 599.50~~
	06/14/93 01	~~MISC 8.00~~ 7167
		MISC 20.00
		~~TOTAL 12.00~~
		~~CHECK 12.00~~
	06/14/93 01	15:23 0001 7164

TOTAL $619.50

~~TOTAL~~

No. 662447