This instrument prepared by:
THOMAS N. JONES
339 Main Street
Franklin, Tn. 37064

This instrument has been prepared based on the information provided by the sellers with no title examination having been made. All parties hereto hold THOMAS N. JONES & ASSOCIATES free and harmless from any responsibility in connection herewith.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Terrance W. Hutcherson Betty R. Hutcherson 1110 Pennock Avenue Nashville, TN 37207	Same	82-3 285 20W 22090

WARRANTY DEED

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, **CHARLIE H. MORGAN and LORENE S. HUTCHERSON MORGAN,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **TERRANCE W. HUTCHERSON and BETTY R. HUTCHERSON MORGAN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 21 on the Map of Crutcher Brothers' Plan as of record in Book 161, page 158, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charlie H. Morgan and Lorene S. Hutcherson by deed from Elmer G. Toth of record in Book 5775, page 525, Register's Office of Davidson County, TN.

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 GRANTORS do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following restrictions and conditions:

1. 1993 taxes are a lien against the property; but same are not yet due and payable. Said taxes have been prorated between the parties, with grantors paying their pro rata part of said taxes to grantees, who will be responsible for payment of the 1993 taxes when they become due and payable.

2. All matters of public record.

AND GRANTORS DO FURTHER covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as 1110 Pennock Avenue, Nashville, Tennessee, 37207.

WITNESS OUR HANDS this 15th day of July, 1993 in Franklin, TN.

CHARLIE H. MORGAN

LORENE S. HUTCHERSON MORGAN

4584 07/16 0101 03CHECK 120.00

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared CHARLIE H. MORGAN and LORENE S. HUTCHERSON MORGAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 15th day of July, 1993.

NOTARY PUBLIC

My Commission Expires: 2/11/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

AFFIANT

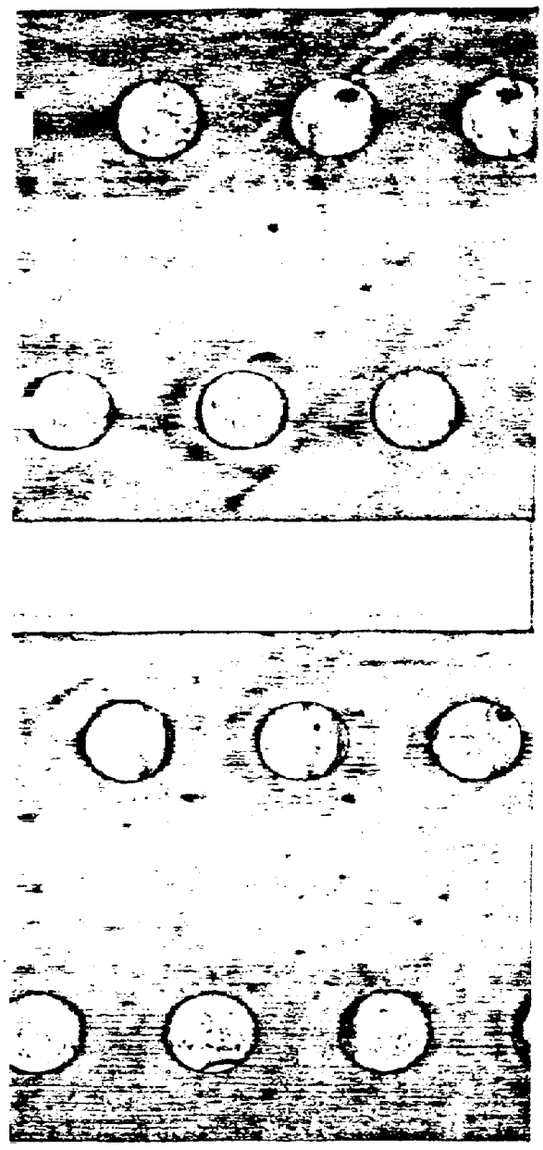
Sworn to and subscribed before me this 15th day of July, 1993.

NOTARY PUBLIC

My commission expires: 2/11/97

41681
IDENTIFICATION REFERENCE
93 JUL 15 AM 9:26
REGISTER
WILLIAMSON COUNTY, TN.

804.0000/tj.ch



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

RECEIVED OF _____

FOR _____

BOOK 9016 PAGE 155

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

07/16/93 01 09:27 0001 4584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41681
IDENTIF. & REFERENCE

93 JUL 16 AM 9:26

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 674985