WARRANTY DEED

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ERNEST G. GENDRON and wife, JENNIFER GENDRON	SAME	116-07-0 070.00
1138 Balbade Dr.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Charles C. Morrow, have bargained and sold, and by these presents do transfer and convey unto Ernest G. Gendron and wife, Jennifer Gendron, their heirs and assigns, the real property situated in Davidson County, Tennessee being more particularly described as follows:

> Being the southerly half of Lot No. 28 on the plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County.
>
> Said part of Lot No. 28 fronts 100 feet on the easterly side of Lynwood Boulevard and runs back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to H. P. Morrow and wife Sara S. Morrow from Roger A. Hay and wife Ruth B. Hay by deed in Book 1779, page 223 RODC. The said H. P. Morrow and wife, Sara S. Morrow, are under disability and Charles C. Morrow by Power of Attorney for H. P. Morrow as of record in Book 8049, page 940 RODC, and as Conservator for Sara S. Morrow by Order of the Probate Court that was entered on November 21, 1993, under Docket No. 93P-1421 authorizing said sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL VALUE OR CONSIDERATION FOR THIS TRANSFER IS $ 200,000.00 Charles C. Morrow

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9 DAY OF MARCH, 1994.

Martha J. Haynes
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-24-97

MARTHA J. HAYNES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This conveyance is made subject to the conditions, reservations, and restrictions which are the covenants running with the land as may be recited in Subdivision Plat or document filed by Developer, November, 1915.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Ernest G. Gendron and wife, Jennifer Gendron.

AND I HEREBY COVENANT with the said Ernest G. Gendron and wife, Jennifer Gendron, that H. P. Morrow and wife, Sara S. Morrow, are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I FURTHER COVENANT and bind the heirs and assigns of H. P. Morrow and wife, Sara S. Morrow, to warrant and forever defend the title to said land to the said Ernest G. Gendron and wife, Jennifer Gendron, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th, day of March, 1994.

CHARLES C. MORROW,
Conservator for Sara S. Morrow
and Attorney-In-Fact for
H. P. Morrow

NOTARY PUBLIC · MARTHA J. HAYNES · DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Charles C. Morrow, 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.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of March, 1994.

Martha J. Haynes
NOTARY PUBLIC

My Commission Expires:
5-24-97

WARRANTY DEED

From

H. P. MORROW, et ux

To

ERNEST G. GENDRON, et ux

0373 03/11 0101 03CHECK 749.00

PICK-UP

This instrument prepared by:

MORROW, BOWHAN & ASSOCIATES
Attorneys at Law
3221 Nolensville Road
Suite 102
Nashville, Tennessee 37211
(615) 832-0138

94 MAR 11 AM 8:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

26472

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9275 PAGE 470

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 200000.00
CON TX 740.00
PRFEE 1.00
WDEED 8.00
TOTAL 749.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 749.00

03/11/94 01 08:59 0001 0373

26472
IDENTIFICATION REFERENCE

94 MAR 11 AM 8:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 765762