WARRANTY DEED

PREPARED BY:

C. Patterson Cron, Attorney
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $75,000.00

Charlene Ponder
Affiant

Sworn to and subscribed before me on this the 31st day of January, 1995.

Charles P. [illegible]
NOTARY PUBLIC
My Commission Expires: 5-28-95

MORTGAGEE:
William A. Morris and
wife, Emily D. Morris
1426 Murray Place
Nashville, TN 37216

Address New Owner:	Send Tax Bills to:	Map-Parcel
CHARLENE PONDER and GERALDINE STEVENS 1309 Ordway Place Nashville, TN 37206	same as new owner	83-09-25

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, We, WILLIAM A. MORRIS and wife, EMILY D. MORRIS hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto CHARLENE PONDER and GERALDINE STEVENS, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

(THE FOLLOWING DESCRIPTION IS TAKEN FROM THE LAST RECORDED DEED. THIS INSTRUMENT HAS BEEN PREPARED WITH INFORMATION OBTAINED FROM THE PARTIES. NO TITLE SEARCH HAS BEEN PREFORMED.)

LAND in Davidson County, Tennessee, being Lot No. 27 on the westerly one/half of Lot No. 26 on the Plan of F. O. Beasley's Subdivision of Block "C", Douglas's Place, East Nashville, as of record in Plan Book 2, Page 66, Chancery Court at Nashville.

SAID Lot No. 27 and the westerly part of Lot No. 26 front together 75 feet on the northerly side of Ordway Place, formerly Grove Avenue, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to William A. Morris and wife, Betty J. Morris by Trustee's Deed from Joseph K. Dughman, Substitute Trustee, of record in Book 5931, page 965, Register's Office for Davidson County, Tennessee.

The said Betty J. Morris has since died and the said William A. Morris is now married to the said Emily D. Morris, who joins in this instrument for the purpose of conveying any and all rights she may have in the described property, including martial rights.

This conveyance is made subject to the following:

a) 1995 Davidson County taxes have been prorated and assumed by Grantees.

b) Gas easements of record in Book 8177, pages 913 and 916, Register's Office for Davidson County, Tennessee.

c) Water Easement of record in Book 8409, page 451, Register's Office for Davidson County, Tennessee.

This is improved property known as 1309 Ordway Place, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

WITNESS my hands this the 31st day of January, 1995.

William A. Morris
WILLIAM A. MORRIS

Emily D. Morris
EMILY D. MORRIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WILLIAM A. MORRIS and wife, EMILY D. MORRIS the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of January, 1995.

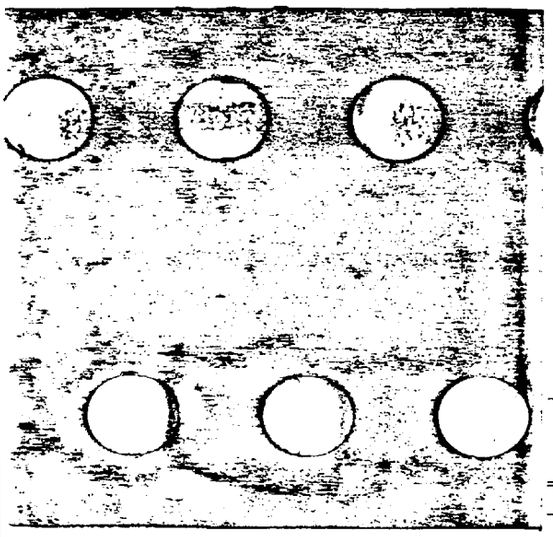
Charles P. Crow
NOTARY PUBLIC

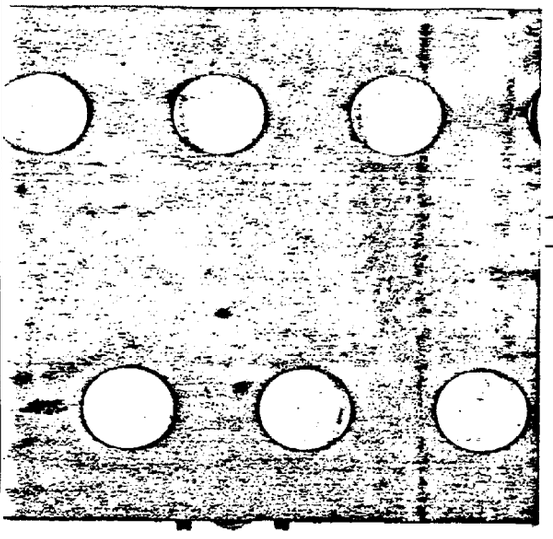
My Commission Expires: 5-28-95

34595
IDENTIF. & REFERENCE

95 FEB 16 AM 9:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2228 02/15 0101 03CHECK 286.50





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

RECEIVED OF _____

FOR _____

BOOK 9596 PG 468

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 75000.00
CON TX 277.50
PRFEE 1.00
MDEED 8.00
TOTAL 286.50
CHECK 286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/15/95 01 21:53 0001 2228

34595
IDENTIF. # REFERENCE

95 FEB 16 AM 9:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 881933