Cey
14-12

BOOK 9619 PG 892

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 34,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: 7/21/97
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Morgan (NAME)	NEW OWNER (NAME)	MAP-PARCEL NO.
104 S. 16th Street (ADDRESS)	(ADDRESS)	083-09-0
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	475.00

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, WE, Dorothy H. Story, formerly Dorothy Hooper Anders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Morgan and Lawrence M. Romans, both unmarried, as joint tenants with right of survivorship and not as tenants in common

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:

Land in Davidson County, Tennessee being a portion of Lots Nos. 14, 15 and 16 on the Map of Lindsley Park Addition, of record in Book 547, page 76. Register's Office for Davidson County.

Said portion of said lots is more particularly described according to a Property (boundary) Survey prepared by John Kohl & Company, P.C. dated February 13, 1995 (File No. 14109-262) as beginning at an iron pin set in the western margin of South 16th Street, said pin being set in said margin North 2 degrees 35 minutes zero seconds East a distance of 99.0 feet from the intersection of the northern margin of Holly Street and the western margin of South 16th Street, said pin marking the TRUE POINT OF BEGINNING; thence, North 88 degrees 35 minutes 27 seconds West a distance of 149.93 feet to an iron pin set; thence North 2 degrees 37 minutes 17 seconds East a distance of 39.0 feet to an iron pin set in the southern margin of a ten foot wide alley; thence along the southern margin of said alley, South 89 degrees 44 minutes 13 seconds East a distance of 150.0 feet to an iron pin set in the western margin of South 16th Street; thence along the western margin of South 16th Street, South 2 degrees 35 minutes zero seconds West a distance of 42.0 feet to the iron pin marking the TRUE POINT OF BEGINNING.

BEING the same property conveyed to Dorothy Hooper Anders, by Deed from Clara Ellen Perry and Gladys Ruth Perry, of record in Book 2446, Page 415, and by Deed from Turner Monroe Hooper and wife, Juanita G. Hooper of record in Book 3163, Page 430, said Register's Office for Davidson County, Tennessee.

Dorothy Hooper Anders and Dorothy H. Story are one and the same person.

CONTINUED

unimproved ( )
This is improved (X) property, known as 106 S. 16th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 14th day of March 19 95

Dorothy H Story
Dorothy H Story

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

42356
IDENTIF. & REFERENCE

95 MAR 16 AM 9:30

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

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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 Dorothy H. Story, formerly Dorothy Hooper Anders

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 _____, Tennessee, this 14th day of March, 19 95.

Commission expires 11-28-98

Notary Public

WILLIAM K. SCOTT NOTARY PUBLIC NASHVILLE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

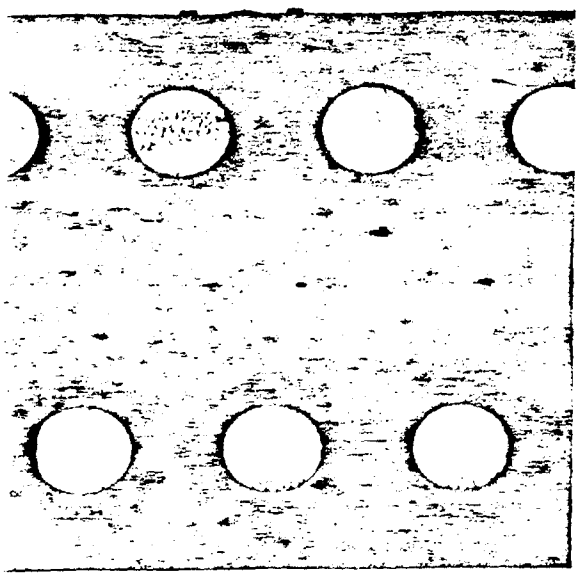
My commission expires _____

Notary Public

0725 03/15 0101 03CHECK

140.65

DCTN01W



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

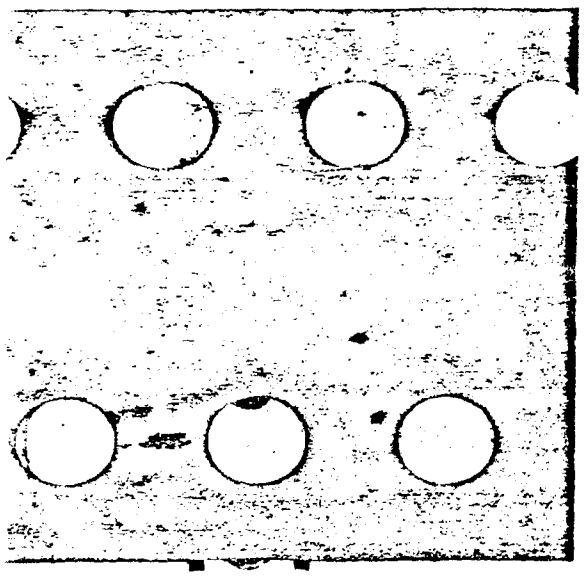
RECEIVED OF _____

FOR _____

BOOK 9619 PG 895

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 34500.00
CON TX 127.65
PRFEE 1.00
WDEED 12.00
TOTAL 140.65
CHECK 140.65

03/16/95 01 09:31 0001 0725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42356
IDENTIF. & REFERENCE

95 MAR 16 AM 9:30

REGISTER
DAVIDSON COUNTY, TN.

No. 890316