BOOK 9652 PG 17

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Mary Morgan and Clarence Morgan (NAME)	UNICOR Mortgage (NAME)	
1006 N Second St. (STREET ADDRESS OR ROUTE NUMBER)	4041 Essen Lane (STREET ADDRESS)	83-1-142
Nashville, Tn 37207 (CITY) (STATE) (ZIP CODE)	Baton Rouge, La. 70809 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of

Ten & no/100---------- DOLLARS

Cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Ovella (Ovelle) B Nelms

have bargained and sold, and by these presents do transfer and convey unto the said Mary Morgan and Clarence Morgan

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davdison County, Tennessee, being Lot No. 19 on the Plan of W. H. Hyronemus Addition to Nashville, as of record in Book 161, page 174, Register's Office for said County.

Being the same property conveyed to W. R. Nelms and wife, Ovelle (Ovella) B Nelms by Deeds of record in Book 3181, page 175 and Book 4074, page 893, Register's office for Davidson County, Tennessee.

53829
IDENTIFICATION REFERENCE

95 APR 21 PM 3:12
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )

This is improved ( ) property, known as 1020 Sharp Avenue (House Number) (Street)

Nashville, TN 37217 (P.O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 17 day of April, 1995.

Ovella (Ovelle) B. Nelms

Ovella (Ovelle) B. Nelms

By Margie Evell Gregory POA
Margie Evell Gregory POA
Att.

OFF REC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, ____________________, a Notary Public in and for said County and State, the within named [illegible] B. Helms by Margie Evell Gregory [illegible]

the bargainor ____________________, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ____________________ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ____________________, this 17 day of April, 1995.

My commission expires ____________________ Notary Public ____________________

STATE OF TENNESSEE

COUNTY OF ____________________

Before me, ____________________, a Notary Public of the State and County aforesaid, personally appeared ____________________ and ____________________ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ____________________ to be the ____________________ and ____________________ respectively of ____________________, the within named bargainor, a corporation, and that ____________________ as such ____________________ and ____________________, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____________________ as ____________________ and attesting the same by the said ____________________ as ____________________.

Witness my hand and seal, at office in ____________________, this ____________________ day of ____________________, 19____

Commission expires ____________________ Notary Public ____________________

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $67,500.00

This is equal to or greater than the property would bring at a fall and voluntary sale.

____

Sworn to and subscribed before me

this 17th day of April, 1995.

My commission expires [illegible] Notary Public ____________________

This instrument was prepared by:

Name	Address
Amqui Title & Escrow Company, Inc.	405 Two Mile Pike Goodlettsville, Tn. 37072

WARRANTY DEED

FROM

TO

INGRAM AND LOWE
ATTORNEYS AT LAW,
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072

BOOK 9652 PG 19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

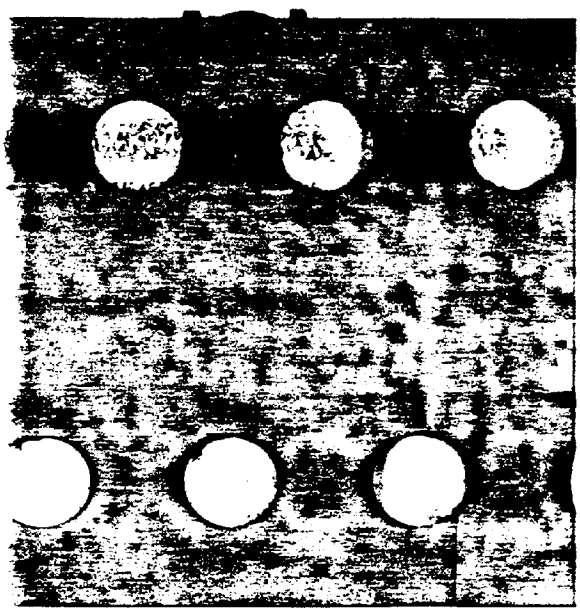
Personally appeared before me, MargieEvell Gregory, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker and is authorized by the maker, ovella (Ovelle) B Nelms, to execute this instrument on behalf of the maker.

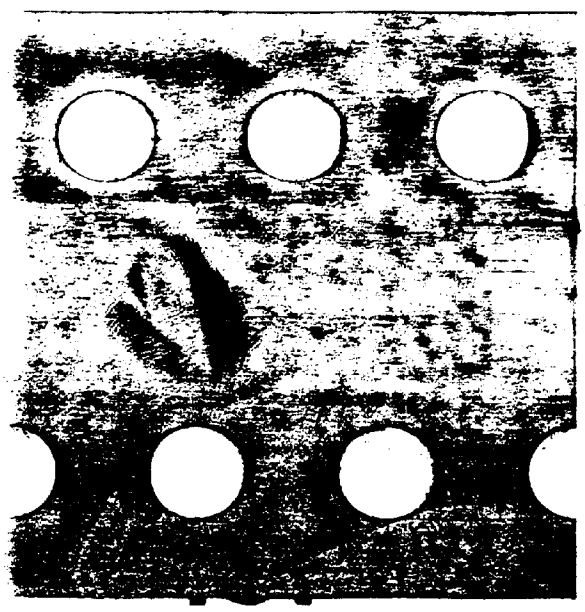
Witness my hand, at Nashville, Tennessee, this 17th day of April, 1995.

Notary Public

My commission expires: 1-27-96

3383 04/21 1101 030HECK 262.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9652 PG 20

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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 12.00
TOTAL 262.75
CHECK 262.75
04/21/95 01 15:12 0001 3383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53829
IDENTIFICATION REFERENCE

95 APR 21 PM 3:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 902843