File Box 7
Saturn & Mazer
File #33429

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9692 PG 945

W & I Ref: (kd) Title No: 35696
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
M. Shaw Flippen, Jr. 3805 Central Avenue Nashville, Tennessee 37205	First Tennessee Bank National Association P.O. Box 351 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 104-09-032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward J. Morgan and spouse, Svea Bernice Morgan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **M. Shaw Flippen, Jr., a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 194 of the Richland Realty Company's Second Subdivision, Division "B" of record in Book 332, Page 92, in the Register's Office for said County.

SAID Lot No. 194 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines 192.5 feet to an alley.

BEING the same property conveyed to Edward J. Morgan and spouse, Kathleen Morgan, by Quitclaim Deed from Steven G. Waters, Trustee, of record in Book 7121, Page 950, said Register's Office. Kathleen Morgan has since conveyed her interest in said property to Edward J. Morgan by Quitclaim Deed of record in Book 8784, Page 272, said Register's Office.

Svea Bernice Morgan, spouse of Edward J. Morgan, joins in this conveyance solely for the purpose of waiving her marital interest in the property.

This is improved property, known as: 3805 Central Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's

heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 1995.

Edward J. Morgan
Edward J. Morgan

Svea Bernice Morgan
Svea Bernice Morgan

BOOK 9692 PG 946

State of Tennessee
County of Davidson

On this 31st day of May, 1995, before me the undersigned authority, personally appeared **Edward J. Morgan and spouse, Svea Bernice Morgan,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

3313 06/06 0101 03CHECK 675.00

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 180000.00

Affiant

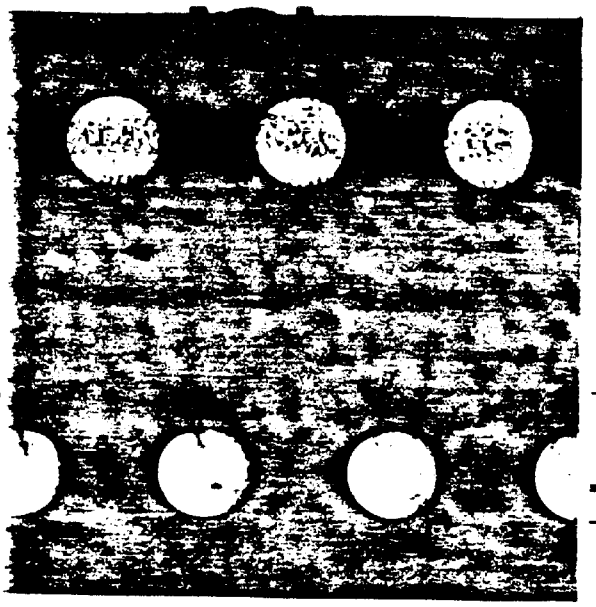
Sworn and subscribed before me on the 31st day of May, 1995.

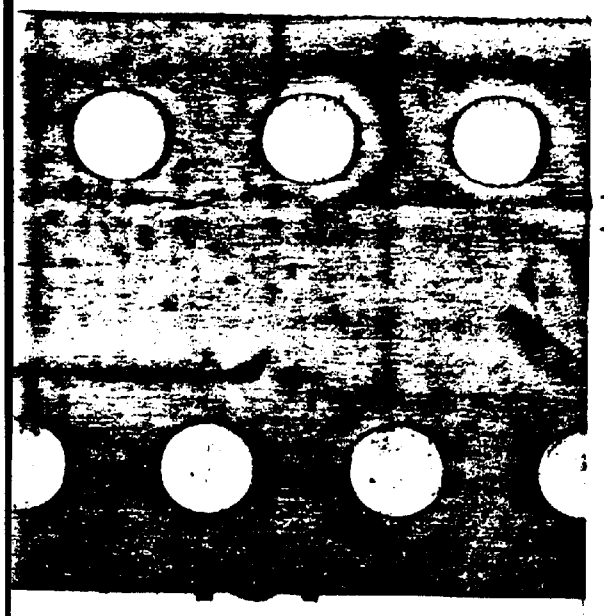
My Commission Expires: 11/28/98

ALAN E. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Notary Public

95 JUN -6 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0067425
IDENTIF. ↑ REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9692 PG 947

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
180000.00
CON TX 666.00
PRFEE 1.00
WDEED 8.00
TOTAL 675.00
CHECK 675.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/06/95 01 15:02 0001 8313

0067425
IDENTIF. ↑ REFERENCE

95 JUN -6 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917603