This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9708 PG 478

ADDRESS NEW OWNER:
James M. Thweatt and Sue J. Thweatt
1810 Lombardy Avenue
Nashville, TN 37215

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 117-08
PARCEL 69
16DA-1545

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. we, Frank L. Morris Jr. and wife, Sylvia D. Morris hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James M. Thweatt and wife, Sue J. Thweatt, as tenants by the entirety, 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:

BEING a part of Lot No. 13 of Block "B", Walter Stokes Home Place Subdivision, No. 1, of record in Book 974, Page 92, and beginning at a point, said point being on the easterly margin of Lombardy Avenue and being the common corner of Parcels 69 and 70 as shown on Property Map, sheet number 117-8; thence along the common line between Parcel Nos. 69 and 70, N48°08'E, 34.2 feet to a point, said point being on the westerly margin of I-440 right-of-way and being another common corner between parcels 69 and 70; thence along the westerly margin of the I-440 right-of-way, S18°15'E, 76.3 feet to a point on the easterly margin of Lombardy Avenue; thence northwesterly along the easterly margin of Lombardy Avenue for a distance of 70 feet to the point of beginning, containing .27 acres, more or less.

Being the same property conveyed to Frank L. Morris and wife, Sylvia D. Morris, by deed from Lillian Landau Schklar of record in Book 8685, Page 907, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4076, Page 514; easement to State of Tennessee of record in Book 4785, Page 630, said Register's Office.

Frank L. Morris and Frank L. Morris, Jr. is one and the same person.

This is unimproved property known as 806 Lombardy Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Thweatt and wife, Sue J. Thweatt, their heirs and assigns, forever; and we, Frank L. Morris Jr. and wife, Sylvia D. Morris 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of June, 1995.

Frank L. Morris Jr.

Frank L. Morris Jr.

Sylvia D. Morris

Sylvia D. Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frank L. Morris Jr. and wife, Sylvia D. Morris the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of June, 1995.

Grace W. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 500.00.

AFFIANT

Subscribed and sworn to before me this 20th day of June, 1995.

Grace W. Floyd

NOTARY PUBLIC
My Commission Expires: 3/22/97

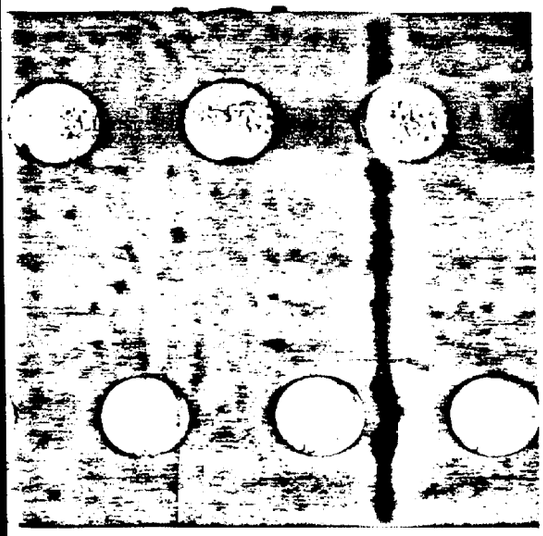
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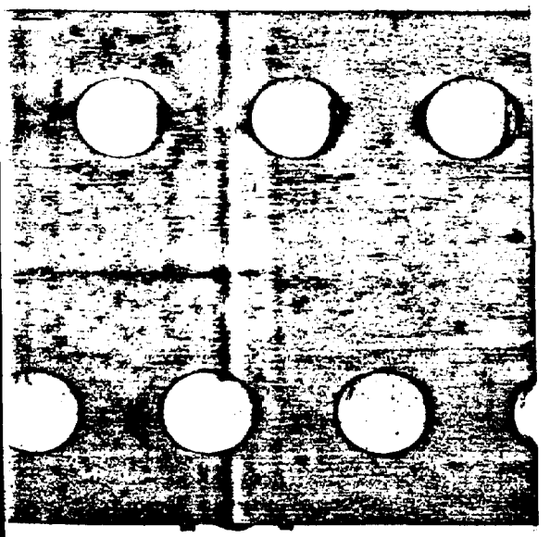
IDENTIF. & REFERENCE

95 JUN 21 PM 12:29

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3548 06/21 0101 03CHECK 10.85





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

RECEIVED OF _____

FOR _____

BOOK 9708 PG 480

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	500.00
CON TX	1.85
PRFEE	1.00
WDEED	8.00
BY BANK	10.85
CHECK	10.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

06/21/95 01 12:31 0001 3548

0072140
IDENTIF. ↑ REFERENCE

95 JUN 21 PM 12:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922759