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BOOK 9727 PG 610

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
303 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

RONALD E. MORRIS, SR.
[illegible] CANDA LANE
[illegible] MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 71-11, PARCEL 122

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS ~~$25,400.00~~. 24,500.00.

Ronald E Morris Sr.
AFFIANT

Subscribed and sworn to me, this the 6th day of JULY, 1995.

Denise C. Allis
Notary Public
My commission expires: 5-11-96

95 JUL 11 AM 10:33
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

00779814

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, MARY JONES, duly qualified Executrix under the Will of Evie Lee Wilkerson, Deceased, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said RONALD E. MORRIS, SR., hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of the decedent and her heirs and devisees in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 303 Marshall Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever. I covenant that the heirs and devisees of Evie Lee Wilkerson, deceased, are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind the heirs and devisees of Evie Lee Wilkerson, Deceased, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this the 6th day of JULY, 1995.

Mary W. Jones Executrix

MARY W. JONES, EXECUTRIX UNDER THE WILL OF EVIE LEE WILKERSON, DECEASED

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY W. JONES, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 6th day of JULY, 1995.

Denise C. Allis

notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the east one half of lot No. 59 on the plan of Trinity Heights Addition, of record in Book 161, page 38, Register's Office for said County.

Said part of lot no. 59 fronts 50 feet on the northerly side of Marshall Avenue and runs back, between parallel lines 150 feet to an alley.

Being the same property conveyed to Evie Jackson Wilkerson, by Warranty Deed from Carlie Richard Pack and wife, Mary M. Pack, of record in Book 4393, page 540, Register's Office for Davidson County, Tennessee, the said Evie Jackson Wilkerson, being the same person as Evie Lee Wilkerson, having since died on March 16, 1995, testate. By her Last Will and Testament, duly filed in the Probate Court for Davidson County, Tennessee, on April 7, 1995, Docket No. 95P-604, of record in Will Book 197, page 210, a certified copy of said Will being of record in Book 9644, page 190, Register's Office for Davidson County, Tennessee, the property vested in the heirs of Evie Lee Wilkerson, Deceased. Under the Will of Evie Lee Wilkerson and by Order of Probate Court of Davidson County, a certified copy of which is of record in Book 9644, page 194, said Register's office, and an additional order of said Court, of record in Minute Book 395, page 452 Probate Court for Davidson County, Tennessee, the Executrix, Mary Jones, is empowered and authorized to sell and convey said property.

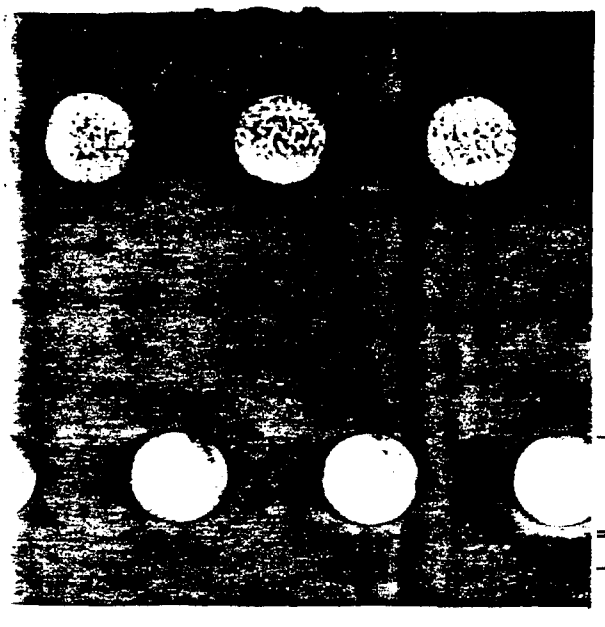
EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 161, page 38, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

RECORDERS MEMO
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96 JUL 17 0101 RECEIVED 103.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

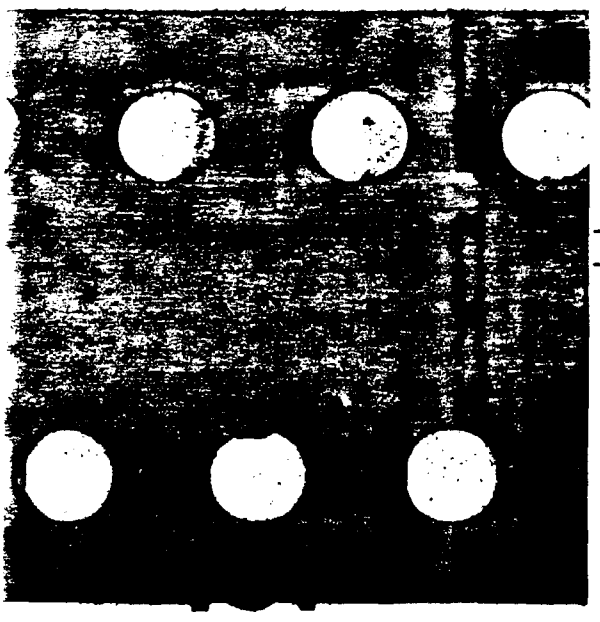
RECEIVED OF _____

FOR _____

BOOK 9727 PG 613

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 24500.00
CON TX 90.65
PRFEE 1.00
WDEED 12.00
TOTAL 103.65
CHECK 103.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/11/95 01 10134 0001 9915

0077984
IDENTIF. & REFERENCE

95 JUL 11 AM 10:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929042