BOOK 9788 PG 617

Mail

THIS INSTRUMENT PREPARED BY: 1679 09/08 0101 03CHECK 57.40
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

RONALD E. MORRIS
2085 LINDA LANE
CUMBERLAND FURNACE, TN
37051

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 71-15, PARCEL 166

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $12,000.00.

Ronald E Morris
AFFIANT

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

Notary Public
My commission expires: 5-11-96

95 SEP -8 AM 9:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0098043
IDENTIF. ↑ REFERENCE

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, RUBY GRAHAM, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said RONALD E. MORRIS, UNMARRIED, 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 GRANTOR 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 313 DOUGLAS 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 I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

LEGIBILITY OF WRITINGS UNSATISFACTORY WHEN RECEIVED
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

I further covenant and bind MYSELF AND MY heirs and representatives, 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 this 6 day of SEPTEMBER, 1995.

Ruby Graham
RUBY GRAHAM

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUBY GRAHAM, 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 6 day of SEPTEMBER, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

SUMNER COUNTY TENNESSEE NOTARY PUBLIC AT LARGE DENISE C. ALLIS

EXHIBIT 'A'

Being the easterly 65 feet of Lot Nos. 5, 269 and 270 and Lot "D" on the Plan of the Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for said County.

Said part of said lots front 65 feet on the Northerly side of Douglas, formerly Ligon Avenue, and run back between parallel lines with the Westerly margin of an alley, 65 feet to a dead line.

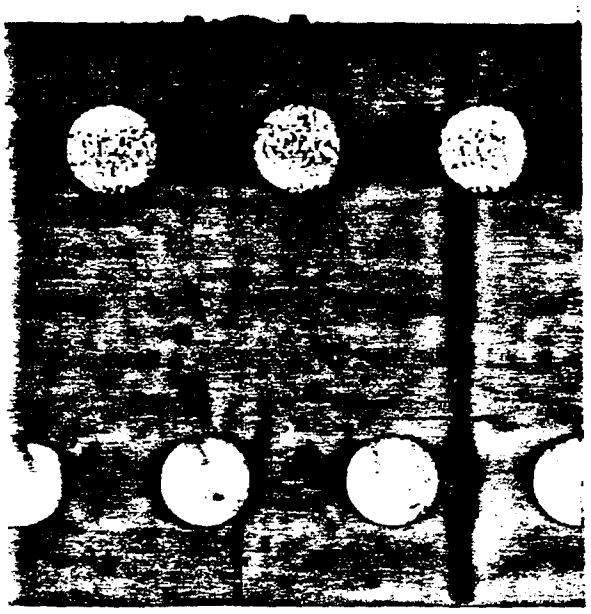
Being the same property conveyed to Ruby Graham by Warranty Deed from Bridget White, a/k/a Bridgette Lynn White, of record in Book 9747, page 301, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

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

2. All matters set forth on the Plan of record in Book 421, page 14, said Register's Office, including but not limited to any and all setback lines, easements, notes, restrictions, etc., as shown thereon.

REDACTED AS PER
LEGIBILITY OF WRITING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

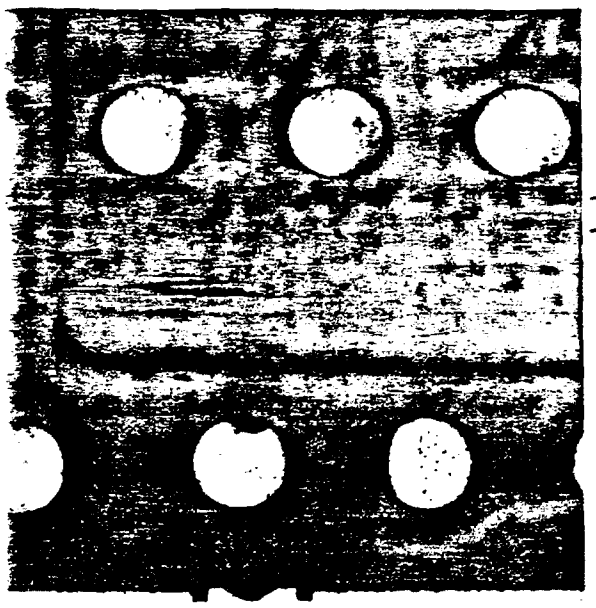
RECEIVED OF _____

FOR _____

BOOK 9788 PG 620

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 12.00
TOTAL 57.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 57.40

09/08/95 01 09:18 0001 1879

0098043
IDENTIF. ↑ REFERENCE

95 SEP -8 AM 9:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950565