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

ADDRESS NEW OWNER:

RONALD E. MORRIS, SR.
2000 OLD HALE
CUMBERLAND FURNACE, TN 37051

SEND TAX BILLS:
Same

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 $32,459.13.

Ronald E Morris Sr.
AFFIANT

Subscribed and sworn to before me, this the 30TH day of NOVEMBER, 1995.

Denise C. Allis
Notary Public

My commission expires: [illegible]

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND NO/100($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, including Grantee's relinquishing and giving up HIS rights to advertise and sell the real property described herein pursuant to the terms, provisions and conditions set forth in that certain Deed of Trust, of record in Book 9727, page 618, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of which are hereby expressly acknowledged, I, ALVAH BURLAS, UNMARRIED, 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 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 303 MARSHALL AVENUE, NASHVILLE, TN.

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. 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 30TH day of NOVEMBER, 1995.

Alvah Burlas

ALVAH BURLAS

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

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

WITNESS my hand and official seal at MADISON, Tennessee, on this the 30TH day of NOVEMBER, 1995.

Denise C. Allis

notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

U129528

IDENTIFICATION REFERENCE

PICK-UP

95 DEC -6 PM 1:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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 Alvah Burlas, unmarried, by Warranty Deed from Ronald E. Morris, Sr., unmarried, of record in Book 9727_, page 614, 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 161, page 38, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

5487 12/06 0101 03CHECK 133.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9880 PG 822A

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 32459.13
CON TX 120.25
PRFEE 1.00
WDEED 12.00
TOTAL 133.25
CHECK 133.25

12/06/95 01 13:15 0001 5487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 DEC -6 PM 1:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0129528
IDENTIF. # REFERENCE

No. 983975