This instrument prepared by
MADDIN, MILLER & MCCUNE
300 James Robertson Parkway
Nashville, TN 37201-1195
Phone 615/254-8756
FAX 615/726-1735

| Grantee: | Map & Parcel: |
|---|---|
| John I. Morgan<br>125 Kenner Avenue<br>Nashville, TN 37205 | 116-01-0 086.00 |
| Send Tax Notice To: | Mortgagee: PICK-UP |
| same | none |

95 DEC 13 AM 10:11
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0132678

**WARRANTY DEED**

Pauline M. Morgan died intestate on January 24, 1995. Her husband, Norman O. Morgan, was appointed Administrator of her Estate on April 13, 1995 by the Probate Court of Davidson County, Tennessee, in Case No. 95P-585. Norman O. Morgan, acting as Administrator, executed an Affidavit of Heirship reciting that the said real property located at 125 Kenner Avenue, Nashville, TN 37205, pursuant to Tennessee Code Annotated No. 31-2-104(a)(2), had been inherited in equal shares by him and his two sons, John I. Morgan and Norman O. Morgan, Jr.

Now we **Grantors, Norman O. Morgan and Norman O. Morgan, Jr.**, for valuable consideration evidenced by two promissory notes each for $34,731.90 and totaling $69,463.80, given by **Grantee John I. Morgan**, the receipt and sufficiency of which is hereby acknowledged, have bargained and sold, and by these presents do transfer and convey to Grantee, his heirs, executors and assigns forever, all of our right, title and interest in the said real property more completely described as follows:

Being the Southerly half of Lot 75 on the Plan of the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for said County.

Said Southerly half of Lot No. 75 fronts 50 feet on the Westerly side of Kenner Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same real property conveyed to H. Knox Baldwin and wife, Virginia H. Baldwin, by deed from Kathleen Hutchison, dated November 27, 1957, filed December 3, 1957, and recorded in Book 2705, Page 543, said Register's Office; conveyed by H. Knox Baldwin and wife, Virginia H. Baldwin, to Emmett E. Miller and wife, Mae Hudson Miller, by deed recorded in Book 2746, Page 383, Register's Office for said county, the said Mae Hudson Miller having predeceased her husband.

Being the same property conveyed by Pauline Miller Morgan, as Executrix of the Estate of Emmett E. Miller to Pauline M. Morgan, by deed recorded in Book 5127, Page 135, Register's Office for said county.

Being the same property set out in the Affidavit of Heirship filed by Norman O. Morgan, Administrator of the Estate of Pauline M. Morgan, of record at Book 9890, Page 343, Register's Office for said county.

This is improved property known as 125 Kenner Avenue, Nashville, TN 37205. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect

the premises.

Pursuant to TCA 66-24-121, there is no change to the legal description of this real property not contained in the recorded deed referenced above, therefore no boundary survey has been made at the time of this conveyance. After this conveyance, the Grantee shall own the entire interest in this land, subject to whatever Deeds of Trust he may enter into with the other heirs of the deceased.

TO HAVE AND TO HOLD our entire interests in the said tract or parcel of land with appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said interests in fee simple, have a good right to convey these interests in this land, and the same are unencumbered; and we do further covenant and bind ourselves, our heirs, executors and assigns, to warrant and forever defend the title to these interests in the said real estate to the said Grantee, his heirs, executors and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18 day of December, 1995.

Norman O. Morgan, Grantor

Witness my hand this 18 day of DECEMBER, 1995.

Norman O. Morgan, Jr., Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in the aforesaid County and State, the said Norman O. Morgan, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that he had authority and that he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this 18th day of December, 1995.

Notary Public

My Commission Expires: 3/21/98.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in the aforesaid County and State, the said Norman O. Morgan, Jr., with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that he had authority and that he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and seal at office in the city of Nashville, state of Tennessee, on this 18th day of December, 1995.

Jeannie Gleaves
Notary Public

My Commission Expires: 3/21/98.

BOOK 9890 PG 398

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction for real property is $69,463.80.

John I. Morgan
John I. Morgan, Grantee

Subscribed and sworn to before me, this the 18th day of Dec, 1995.

Jeannie Gleaves
Notary Public

MY COMMISSION EXPIRES: 3/21/98.

(filing fee $270.15)

DEEDMORG.Y95

3978 12/19 0101 03CHECK 270.02



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

RECEIVED OF _____

FOR _____

BOOK 9890 PG 399

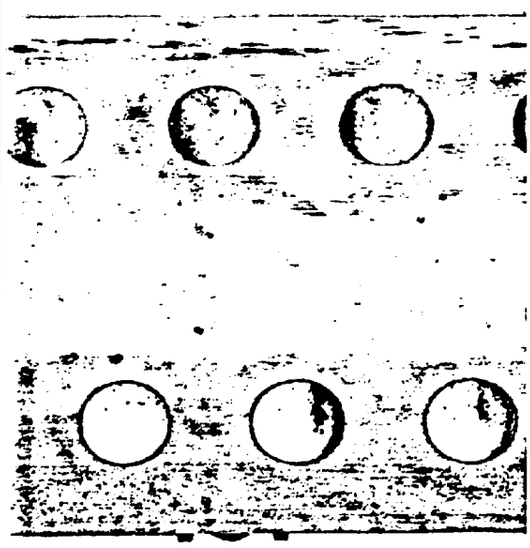
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO Tx - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 69463.80
CON TX 257.02
PRFEE 1.00
WDEED 12.00
TOTAL 270.02
CHECK 270.02

12/13/95 01 10:13 0001 8978

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0132678
IDENTIF. & REFERENCE

95 DEC 13 AM 10:11
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 987416