WARRANTY DEED

BOOK 9958 PG 216

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Kathy W. Romersa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATHY W. ROMERSA	SAME	MAP 52-13
(NAME)	(NAME)	
4911 TANGLEWOOD DRIVE		PARCEL
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37216		21
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GORDON E. MORROW, WIDOWER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHY W. ROMERSA

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:

Land in Davidson County, Tennessee, being Lot Nos. 22, 23 and 24 and part of 21, on the Plan of M. C. McCauley's Subdivision of part of Lot No. 7 on the Robert Young Farm, as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM is that portion having been conveyed to Maria High by deed of record in Book 9954 page 559, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being a portion of Lot No. 21 on the plan of M. C. McCauley's Subdivision of Part of Lot No. 7 of the Robert Young Farms, as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, described according to an unrecorded survey by John J. O'Conner, Surveyor License #458, dated February 12, 1996, as follows:
BEGINNING at an iron pin on the northwesterly margin of Miami Avenue, being the common corner of this tract and the common corner of the Maria High property of record in Book 7679, page 594, Register's Office for Davidson County, Tennessee; thence leaving the norhtwesterly margin of Miami Avenue along the common boundary line of the aforesaid two tracts, North 61 deg. 30' West 164.41 feet to a point; thence North 31 deg. 25' 30" East 20.32 feet to a point; thence along a new line, South 56 deg. 30' East 164.0 feet to the point on the northwesterly margin of Miami Avenue; thence along the northwesterly margin of Miami Avenue South 28 deg. 30' West 6.0 feet to the point of beginning.

Being a portion of the same property conveyed to GORDON E. MORROW AND WIFE,

CONTINUED

unimproved ( )
This is improved (X) property, known as 2543 MIAMI AVENUE, NASHVILLE, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 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 23rd day of February 19 96

Gordon E. Morrow

GORDON E. MORROW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9958 PG 217

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GORDON E. MORROW, WIDOWER

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 23rd day of February 19 96

Commission expires January 24, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

CONTINUATION OF LEGAL

LOIS S. MORROW, by deed of record in Book 5757, page 819, Register's Office for Davidson County, Tennessee, the said Lois S. Morrow having since died the property vests soley in Gordon E. Morrow.

MAIL ENV.

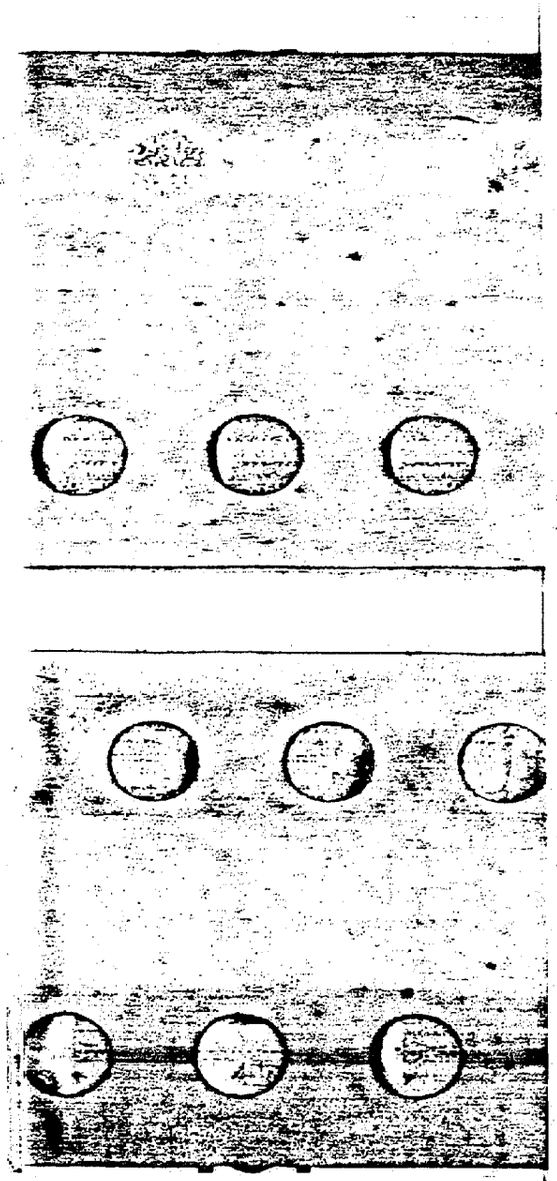
96 FEB 27 AM 9:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0153859

1716 02/27 0101 03CHECK 453.



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

RECEIVED OF _____

FOR _____

BOOK 9958 PG 218

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 120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
TOTAL 453.00
CHECK 453.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/96 01 09:17 0001 1716

0153859
IDENTIF. ↑ REFERENCE

96 FEB 27 AM 9:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009866