BOOK 9983 PG 179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,816.96

Marjorie N Johns 3-15-96
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: June 9, 1997
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARJORIE N. JOHNS (NAME)	G E CAPITAL MORTGAGE SERVICE (NAME)	MAP 43-02A
110 Cedarwood Lane (ADDRESS)	625 MARYVILLE CENTER DRIVE (ADDRESS)	PARCEL 110 CO
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	ST. LOUIS, MO 63141 (CITY) (STATE) (ZIP)	PARCEL 11D-31068

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, GAYLON MORRIS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARJORIE N. JOHNS, UNMARRIED

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 110 on the Plan of Cedarwood Courtyard Homes, of record in Book 5200, Page 61, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the property conveyed to Gaylon Morris, married by deed from Faye Hampton, unmarried of record in Book 9631, Page 566, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE ASSUMPTION AND AGREEMENT TO PAY the unpaid balance owing on a certain note executed by Edie Cathleen Boone Leigh and husband, Larry R. Leigh to Michael L. Padaline, Trustee, in the original principal amount of $52,522.00, of record in Book 7057, Page 898, said Register's Office, and the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirments thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a

CONTINUED

unimproved ( )
This is improved (X) property, known as 110 Cedarwood Lane, Madison, Tennessee 37115
(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 15th day of March 19 96

Gaylon Morris
GAYLON MORRIS

BOOK 9983 PG 180

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GAYLON MORRIS, MARRIED

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 Gallatin, Tennessee, this 15th day of March 19 96.

Commission expires June 9, 1997

Sue Patterson
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

96 MAR 19 AM 11:01
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

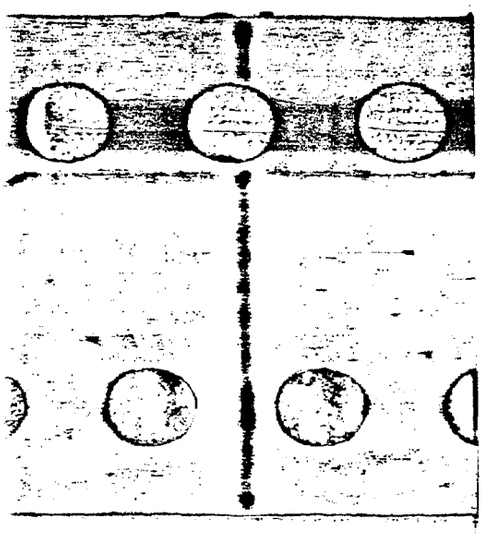
IDENTIF. & REFERENCE
016476

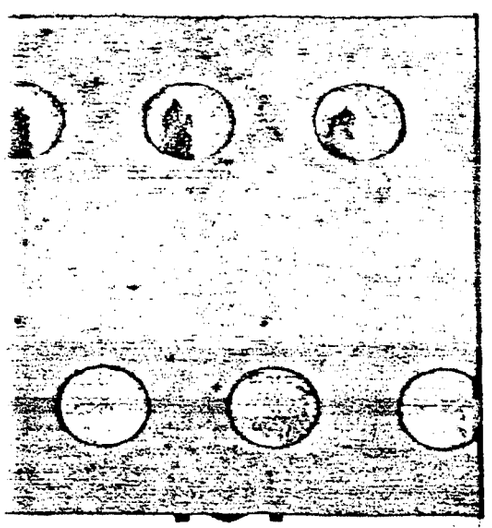
LEGAL DESCRIPTION CONTINUATION

Horizontal Property Regime of Cedarwood Courtyard Homes Condominiums, of record in Book 5495, Page 661, amended in Book 5669, page 132, Book 6053, Page 522, Book 6119, page 402, Book 6216, Page 434, Book 6707, Page 216, Book 9010, Page 503, Book 9010, Page 505, said Register's Office, and By-Laws of record in Book 5307, Page 231, said Register's Office, and to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein.

The property being conveyed herein is not the place of residence of the Grantor(s) and or their spouse.

9916 03/19 0101 03CHECK 219.46





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9983 PG 182

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 55816.96
CON TX 206.46
PRFEE 1.00
WDEED 12.00
TOTAL 219.46
CHECK 219.46

~~03/13/96 01 11136 0001 9916~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161476
IDENTIF. ↑ REFERENCE

96 MAR 19 AM 11:01

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017969