0181148

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37718
Dav. Co. File: Box 8

96 MAY 13 PM 1:39

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Deahonne M. Teal 3201 Lakeford Drive Nashville, TN 37214	Transfinancial Mortgage P.O. Box 1390 Tullahoma, TN 37388

TAX MAP-PARCEL NUMBERS: 108-08-203 03D 86219

BOOK 10048 PG 318

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alex Clinton Morgan, III and spouse, Kristy D. Morgan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deahonne M. Teal, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 68 on the Plan of Zone Lot Division-Lots 22 thru 28 and 68 thru 73 of record in Book 5200, page 342, amended in Book 5800, page 342, Register's Office for said County.

SAID part of Lot No. 68 fronts 72.31 feet on the broken westerly margin of East Lake Drive and Lakeford Drive and extends back 161.32 feet on the northerly line and 175.83 feet on the southerly line to a point of intersection.

BEING the same property conveyed to Alex Clinton Morgan, III and wife, Kristy D. Morgan by deed from Jerry Caggiano, Jr. of record in Book 9697, page 756, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 5761 Page 355 and Book 6005, page 147 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 3201 Lakeford Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of May, 1996.

Alex Clinton Morgan, III

Kristy D. Morgan

State of Tennessee
County of Davidson

BOOK 10048 PG 319

On this 10th day of May, 1996, before me the undersigned authority, personally appeared **Alex Clinton Morgan, III** and **Kristy D. Morgan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 55900.00

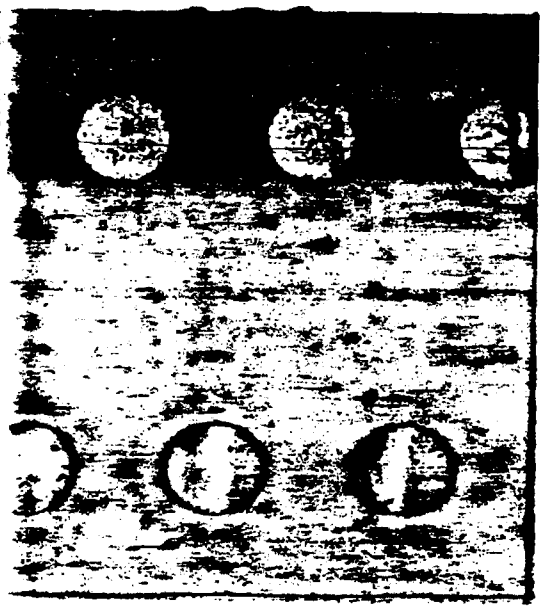
Deahonne M. Seal
Affiant

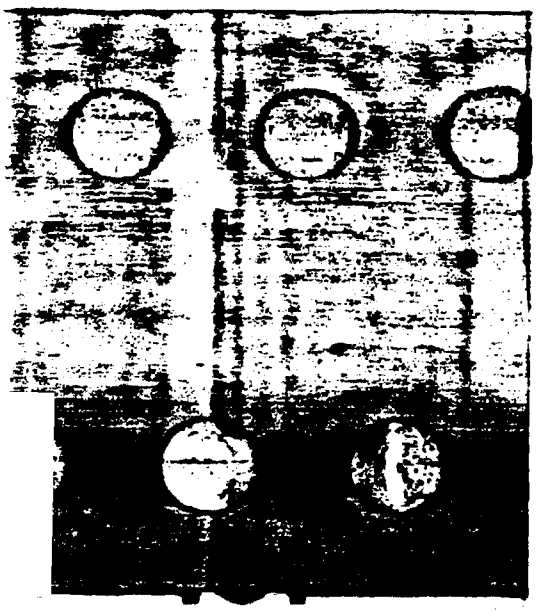
Sworn and subscribed before me on the 10th day of May, 1996.

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

3968 05/13 0:01 03CHECK 215.83





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10048 PG 320

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	55900.00
CON TX	206.83
PRFEE	1.00
WDEED	8.00
TOTAL	215.83
CHECK	215.83

05/13/96 01 13:42 0001 0968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0181148

96 MAY 13 PM 1:39

FELIX Z. WILSON
REGISTER
DAVIDSON CO. TN.

No. 1038946