Baf 35

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10150 PG 10

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANK G. MORGAN (NAME)	(NAME)	Map 116-15
4326 Glen Eden Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 4
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. BM7570

FOR AND IN 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, RICHARD C. PATRICK, JR. AND WIFE, KATHLEEN T. PATRICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK G. MORGAN AND WIFE, LORI B. MORGAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

96 AUG -7 PM 3:27
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 021235A

unimproved ( )
This is improved (XX) property, known as 4326 Glen Eden Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of August, 19 96

Richard C. Patrick Jr.
RICHARD C. PATRICK, JR.

Kathleen T. Patrick
KATHLEEN T. PATRICK

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10150 PG 11

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD C. PATRICK, JR. AND WIFE, KATHLEEN T. PATRICK with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of August, 19 96.

My commission expires 11/15/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00

Frank G. Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 19 96

MY COMMISSION EXPIRES: 03-22-97 Michele M. Cooper
(AFFIX SEAL) Notary Public

WARRANTY DEED

FROM RICHARD C. PATRICK, JR. AND WIFE, KATHLEEN T. PATRICK

TO FRANK G. MORGAN AND WIFE, LORI B. MORGAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

EXHIBIT "A"

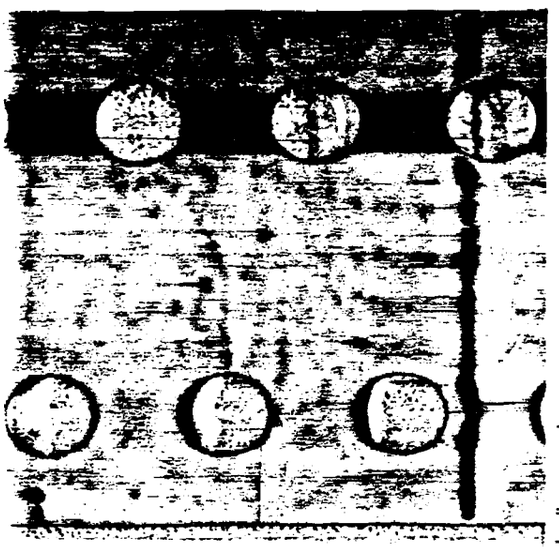
Land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the First Plan of Belle Meade, as of record in Book 332, page 88, Register's Office for said County, and a 10-foot reserved strip of land lying adjacent to and northeast and east of said portion of Lot No. 6, described according to a survey made by A & A Engineers, Inc., dated July 30, 1996:

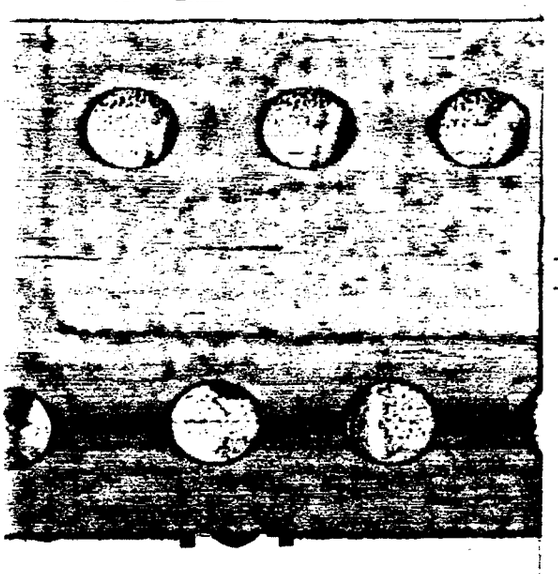
Beginning on the northerly margin of Glen Eden Drive at an iron pin in the easterly margin of the 10-foot reserved strip; thence with the margin of said reserved strip, north 3 deg. 04 min. 05 sec. east 138.74 feet more or less, to a point; and north 57 deg. 23 min. 19 sec. west 357.75 feet to an iron pin; thence leaving said reserved strip, south 10 deg. 30 min. east 319.66 feet to an iron pin on the northerly margin of said Glen Eden Drive; thence with the northerly margin of said Drive, eastwardly 237.87 feet to the beginning.

Being the same property conveyed to Richard C. Patrick Jr. and wife, Kathleen T. Patrick by Warranty Deed from Louise P. Shwab, a widow, of record in Book 3129, page 125, Register's Office for Davidson County, Tennessee and a 10-foot reserved strip of land lying adjacent to and northeast and east of said portion of Lot No. 6, described according to a survey made by A & A Engineers, Inc., dated July 30, 1996.

SBM KLow

4570 08/07 0101 03CHECK 1271.0





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

RECEIVED OF _____

FOR _____

BOOK 10150 PG 13

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	
				340000.00
			CON TX	1258.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1271.00
			CHECK	1271.00
		08/07/96	01	15:33 0001 4670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 12354
IDENTIF. ↑ REFERENCE

96 AUG -7 PM 3:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1017277