54

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

BOOK 10164 PG 394

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the 26th day of July, 1996 by and between

AARON D. BURNSIDE and LARA M. COCHRAN-BURNSIDE, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

HAROLD C. MORGAN and JAMES L. JORDAN, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LOT NO. 54 ON THE PLAN OF MERRY OAKS, SECTION II, OF RECORD IN PLAT BOOK 2133, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING ALL OF THE SAME PROPERTY CONVEYED TO AARON D. BURNSIDE AND WIFE, LARA M. COCHRAN-BURNSIDE BY DEED FROM MARTHA LEONARD, EXECUTIVE OF THE ESTATES OF JOHN C. AVERY DECEASED OF RECORD IN BOOK 9733 PAGE 543 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Aaron D Burnside
AARON D. BURNSIDE

Lara M Cochran-Burnside
LARA M. COCHRAN-BURNSIDE

BOOK 10164 PG 395

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **AARON D. BURNSIDE and LARA M. COCHRAN-BURNSIDE, HUSBAND AND WIFE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **July, 1996**.

Notary Public

Commission Expiration: 3/25/99

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$96,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **26th** day of **July, 1996.**

Notary Public

Commission Expiration: DB 7/25/98

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE DAVIDSON COUNTY

Return to:
NASHVILLE ESCROW CO.
2207 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

SEND TAX BILLS TO:

HAROLD C. MORGAN
JAMES L. JORDAN
3 LEGARE STREET
COLUMBIA, SC 29205

PROPERTY ADDRESS:

2401 MERRY OAKS DR.
NASHVILLE, TN 37214

MAP PARCEL NUMBER
95-11-170

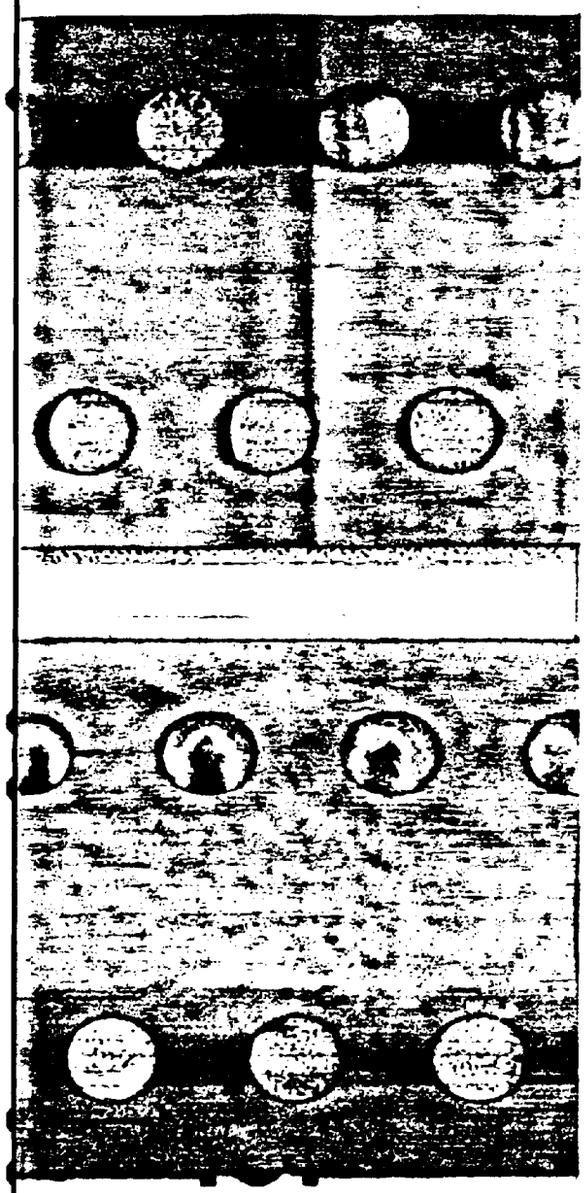
9738 08/22 0101 03CHECK 364.20

96 AUG 22 AM 11:07

FELIX Z. HASSELL REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

02 17082



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

RECEIVED OF _____

FOR _____

BOOK 10164 PG 396

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	96000.00
			CON TX	355.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	364.20
			CHECK	364.20
08/22/96		01	11:11 0001	9738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02117082
IDENTIF. # REFERENCE

96 AUG 22 AM 11:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022296