File 14106
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 10170 PG 84

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MOLLY-AYN COLE HODGES	NATIONSBANC MORTGAGE CORPORATION	Map 142-15-C
(NAME)	(NAME)	
127 Hicks Road #127	P.O. Box 353	Parcel 127
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Louisville, Kentucky 40201-0353	F.B. 9D79868
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ~~M. DEWEY MORRIS, JR.~~, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~MOLLY-AYN COLE HODGES~~, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. 127, together with the appurtenant interest in the common elements of Breckenridge Condominium, a horizontal property regime established by Master Deed, of record in Book 6808, page 45, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to M. Dewey Morris, Jr. et ux, Patricia A. Morris by deed from Steve Hulen and John R. Hulen and wife, Jo Ann Hulen and wife, Janice D. Hulen of record in Book 6849, page 209, Register's Office for Davidson County, Tennessee. M. Dewey Morris, Jr. and Patricia A. Morris have since been divorced by final decree in the Probate Court for Davidson County, Tennessee, Docket No. 88D-2935, dated January 19, 1989. Patricia A. Morris has subsequently conveyed her interest in said property to M. Dewey Morris, Jr. by Quitclain Deed of record in Book 7794, page 585, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6808, page 45 amended in Book 7020, page 848; (3) Charter of record in Book 6870, page 628 amended in Book 7798, page 415; (4) Agreements of record in Book 6409, page 354 and Book 2746, page 11* and (5) All matters appearing on the Plan of record in Book 6808, page 45, said Register's Office.
*and Book 10160, page 83

96 AUG 28 AM 10:22
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02189961

unimproved ( )
This is improved (XX) property, known as 127 Hicks Road #127, Nashville, Tennessee 37221

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 22nd day of August, 19 96

M. Dewey Morris by Gloria Houghland

M. DEWEY MORRIS, JR.

BY: Gloria Houghland, Attorney-In-Fact by
Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF _____

BOOK 10170 PG 85

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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gloria Houghland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said M. Dewey Morris, Jr., and is authorized by the said M. Dewey Morris, Jr. to execute this instrument on his behalf.

Witness my hand, at Office, this 22nd day of August, 1996.

Notary Public

My commission expires:

11-28-98

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 96

MY COMMISSION EXPIRES: 11/20/98
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

M. DEWEY MORRIS, JR.

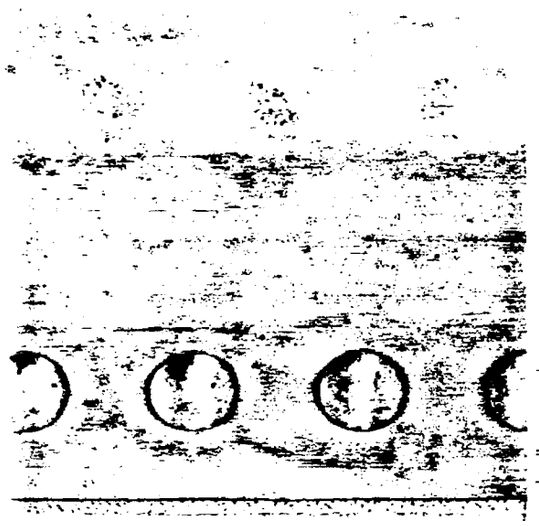
TO

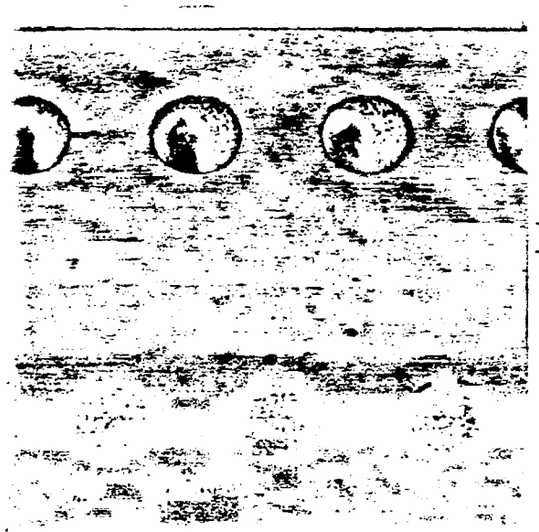
MOLLY-AYN COLE HODGES

1735 08/28 0101 CHECK 227.25

PLEASE RETURN TO:

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





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

RECEIVED OF _____

FOR _____

BOOK 10170 PG 86

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 86000.00
CON TX 318.20
PRFEE 1.00
WDEED 8.00
TOTAL 327.20
CHECK 327.20

08/28/96 01 10:26 0001 1735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218961
IDENTIF. ↑ REFERENCE

96 AUG 28 AM 10:22

REGISTER
DAVIDSON COUNTY, TN.

No. 1024270