0230706

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: (jc) Title No: 38150
Dav. Co. File: Box 8

95 SEP 30 PM 12:34

REGISTER
DAVIDSON COUNTY, TN.

BOOK 10207 PG 311

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gregory S. Morgan 808 Clematis Drive Nashville, TN 37205	First Trust Mortgage Company 6525 Quail Hollow Memphis, TN 38120

TAX MAP-PARCEL NUMBERS: 102-15-042

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 **Jon R. Grimson and spouse, Cynthia G. Grimson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory S. Morgan, 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 Lot No. 306 on the plan of Brook Meade Section IX of record in Book 2331, page 34, Register's Office for said County.

SAID Lot No. 306 fronts 107.0 feet on the easterly margin of Clematis Drive and extends back 407.6 feet on the northerly line and 462.1 feet on the southerly line o a dead line in the rear, measuring 225.7 feet thereon.

BEING the same property conveyed to Jon R. Grimson and wife, Cynthia G. Grimson by deed from TransAmerica Financial Services Company, an Ohio Corporation of record in Book 8318, page 711, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 808 Clematis Drive, Nashville, TN 37205

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. BOOK 10207 PG 312

WITNESS THE EXECUTION HEREOF this 27th day of September, 1996.

Jon R. Grimson **Cynthia G. Grimson**

State of Tennessee
County of Davidson

On this 27th day of September, 1996, before me the undersigned authority, personally appeared **Jon R. Grimson** and **Cynthia G. Grimson**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 154000.00

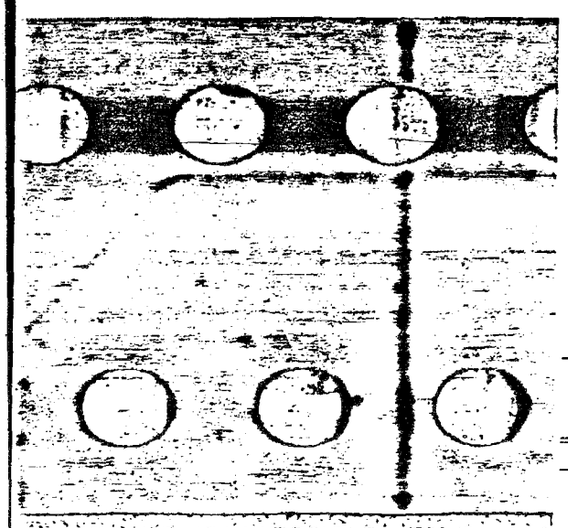
Affiant

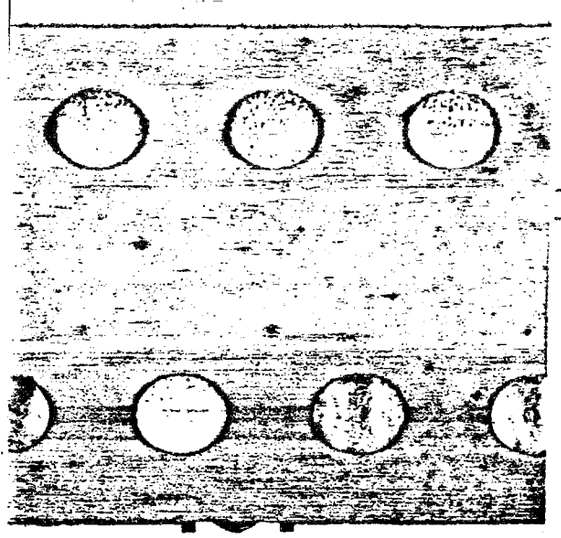
Sworn and subscribed before me on the 27th day of September, 1996.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

4270 09/30 0101 03CHECK 578.00





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

RECEIVED OF _____

FOR _____

BOOK 10207 PG 313

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 154000.00
				CON TX 569.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 578.80
				CHECK 578.80
			09/30/96 01	12:37 0001 4270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230706
IDENTIF. & REFERENCE

96 SEP 30 PM 12:
REGISTER
DAVIDSON COUNTY

No. 1036662