598

WARRANTY DEED

BOOK 10252 PG 434

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Martha M. Keys
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

N1196-937L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha M. Keys (NAME)	FIRST TENNESSEE BANK (NAME)	MAP 83-9
1207 Gartland Avenue (ADDRESS)	8160 Sawyer Brown Road (ADDRESS)	PARCEL 53
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Evelyn H. Morgan, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha M. Keys, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the easterly half of Lot No. 2 in Block No. 1, D. H. Bailey's Subdivision of part of the Allison property in the 18th Ward of the City of Nashville, formerly in the 18th Civil District of said County, a plan of which is of record in Book 161, Page 73, Register's Office for said County.

Said easterly half of Lot No. 2 fronts 50 feet on the northerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Lattie L. Morgan and wife, Evelyn H. Morgan by deed from James Smith and wife, Carlye J. Smith of record in Book 2537, Page 573, Register's Office for said County. The said Lattie L. Morgan having since died, leaving Evelyn H. Morgan as tenant by the entirety.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 1207 Gartland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 5th day of November 19 96

Evelyn H. Morgan
By Evelyn H. Morgan
Phyllis Suggs, Attorney-in-fact
By Phyllis Suggs, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th day of November, 1996, before me personally appeared Phyllis Suggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Evelyn H. Morgan and who acknowledged that she executed the same as the free act and deed of the said Evelyn H. Morgan by virtue of that Power of Attorney, duly executed by the said Evelyn H. Morgan and being recorded simultaneously herewith.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 1996.

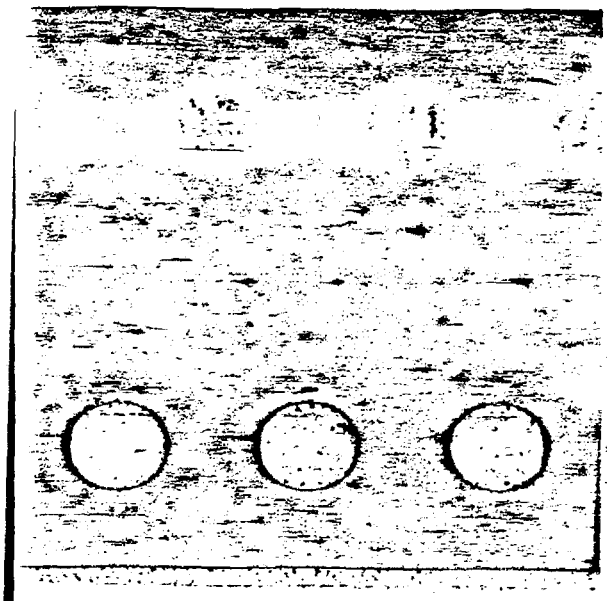
Regina E. Appleton, Notary Public

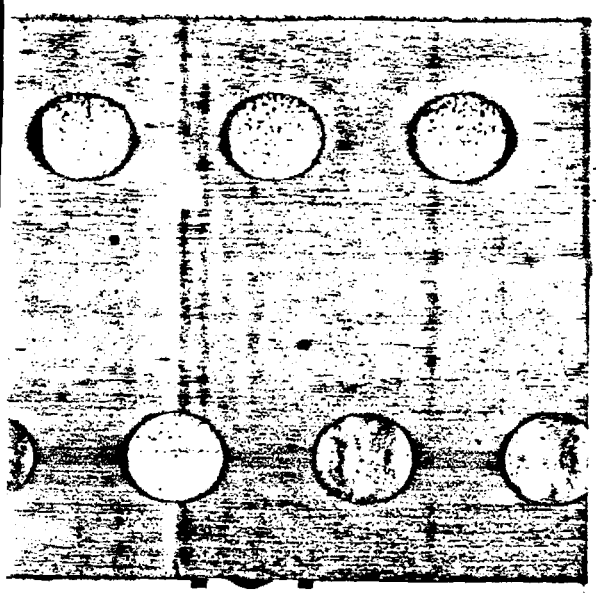
My Commission Expires: November 28, 1998

02443 23
IDENTIF. & REFERENCE

96 NOV -6 PM 4:03
DAVIDSON COUNTY, TN.

3882 11/06/96 0101 03CHECK 295.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10252 PG 436

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 77500.00
CON TX 286.75
PRFEE 1.00
TDEED 8.00
TOTAL 295.75
CHECK 295.75

11/06/96 01 16:07 0001 8882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244323
IDENTIF. # REFERENCE

96 NOV -6 PM 4:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1085804