After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

BOOK 10271 PG 463

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

# WARRANTY DEED

**FOR AND IN CONSIDERATION OF** the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LEONARD ROBINSON AND WIFE, JACKLEN ROBINSON,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **MAJOR MORGAN AND WIFE, MICHELLE MORGAN,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 396, on the Plan of Section Six, Edge-O-Lake Estates, as shown of plat of record in Plat Book 3700, pages 15 and 16, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Leonard Robinson and wife, Jacklen Robinson by deed from Harold G. Gray and wife, Diana H. Gray, dated October 14, 1987, recorded October 16, 1987, of record in Book 7380, page 539, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 22ND day of NOVEMBER, 1996.

Leonard Robinson
**LEONARD ROBINSON**

Jacklen S. Robinson
**JACKLEN ROBINSON**

96 NOV 26 AM 10:35
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

0250295
IDENTIFICATION REFERENCE

BOOK 10271 PG 464

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared LEONARD ROBINSON AND WIFE, JACKLEN ROBINSON, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 22ND day of NOVEMBER, 1996.

John D McBroom
Notary Public

My Commission Expires: _____

JOHN D McBROOM NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE
My Commission Expires 3-16-99

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $73,160.52 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Mary J Hurst
Affiant

Subscribed and sworn to before me this 22ND day of NOVEMBER, 1996.

John D McBroom
Notary Public

My Commission Expires: _____

JOHN D McBROOM NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE
My Commission Expires 3-16-99

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

MAP AND PARCEL NUMBERS: Map 149-03 Parcel 050.00

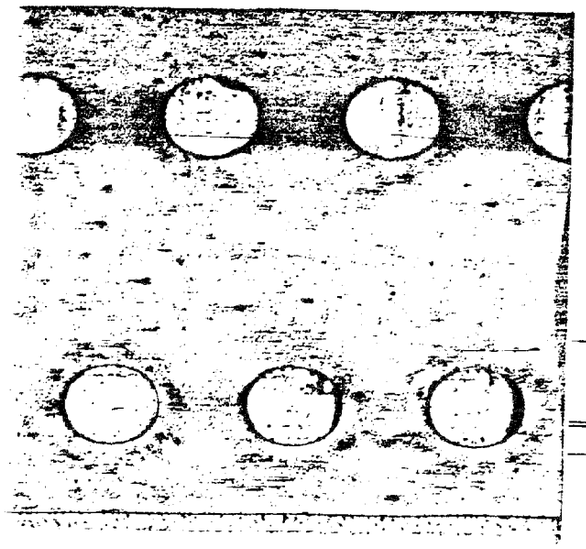
ADDRESS NEW OWNER:

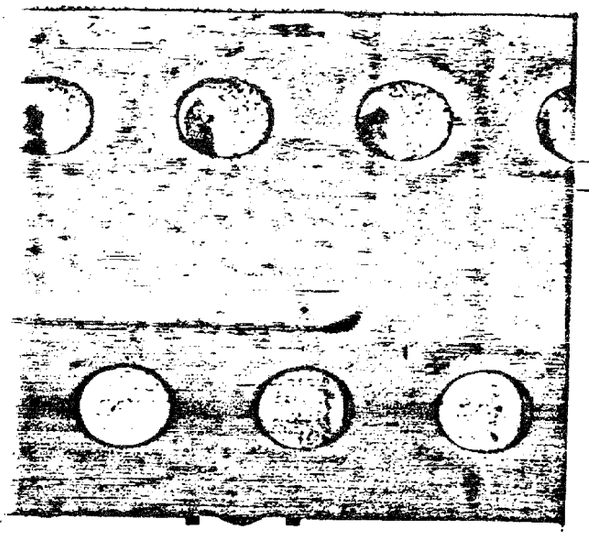
Major Morgan et ux
2542 Edge O Lake Drive
Nashville, TN 37217

SEND TAX BILLS TO:

Unicor Mortgage, Inc.
4041 Essen Lane, Suite 300
Baton Rouge, LA 70809

9475 11/26 0101 03CHECK 279.70





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

RECEIVED OF _____

FOR _____

BOOK 10271 PG 465

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 73160.52 |
| | | | | CON TX 270.70 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 279.70 |
| | | | | CHECK 279.70 |
| 11/26/96 | 01 | | | 10:35 0001 9475 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250295
IDENTIF. # REFERENCE

96 NOV 26 AM 10:35
FELIX Z. WILSON, II REGIST
DAVIDSON COUNTY, TN.

**No.** 1092162