47

BOOK 10347 PG 628

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

X Randy S. Tobitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF February 1997

Notary Public

MY COMMISSION EXPIRES: 4-2-98
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy S. Tobitt (NAME)	FT Mortgage Companies d/b/a (NAME)	MAP 73-13
1508 Rosebank Avenue (ADDRESS)	P. O. Box 146 (ADDRESS)	PARCEL 68
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Darrell W. Morrow, Trustee, for The Morrow Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy S. Tobitt and wife, Misty N. Tobitt

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 Lots Nos. 35 to 38, inclusive of Block "A" and part of Lots Nos. 71, 72, 73, and 74, on the Map of Davis Heights, (a/k/a David Heights), as of record in Plan Book 843, page 104, Register's Office for Davidson County, Tennessee, described as follows:

TRACT NO. 1:
BEGINNING at a point in the westerly right-of-way line of Rosebank Avenue, said point being the northeasterly corner of property conveyed to Crystal H. Jones by deed of record in book 9357, page 535, Register's Office for Davidson County, Tennessee, and being the southeasterly corner of the herein described tract; thence leaving said right-of-way line with the northerly line of Crystal H. Jones N 89 degrees 30' 00" W, 250.00 to a point; thence leaving said northerly line with the easterly line of Tract No. 2 of the Morrow property N 2 degrees 49' 55" E, 100.00 feet to a point; thence leaving said easterly line with the southerly line of property conveyed to C. R. Johanson by deed of record in Book 982, page 690, Register's Office for Davidson County, Tennessee, S 89 degrees 30' 00" E, 250.00 feet to an iron rod, said rod being located in the westerly right-of-way line of Rosebank Avenue; thence leaving said southerly line with the westerly right-of-way line of Rosebank Avenue S 2 degrees 49' 55" W, 100.00 feet to an iron rod and the point of beginning containing 24,979 square feet or 0.57 acre, more or less.

BEING the same property conveyed to Darrell W. Morrow and Sue Higgason Morrow, as Trustees of the Morrow Family Trust by Quitclaim deed from Darrell W. Morrow and/or Sue Higgason Morrow, of record in Book 8630, page 415,

CONTINUED

unimproved ( )
This is improved (X) property, known as 1508 Rosebank Avenue, Nashville, TN 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 7th day of February 19 97

Darrell W. Morrow

Darrell W. Morrow, Trustee

Register's Office for Davidson County, Tennessee. The said Sue Higgason Morrow having since died June 25, 1995, a resident of Clark County, Henderson, Nevada.

TRACT NO. 2:
BEGINNING at a point at the northwesterly corner of property conveyed to Crystal H. Jones by deed of record in book 9357, page 535, Register's Office for Davidson County, Tennessee, said point being the southeasterly corner of the herein described tract; thence with the northerly line of property conveyed to Russell H. Johnson, Jr. by quitclaim deed of record in book 5274, page 469, Register's Office for Davidson County, Tennessee, N 89 degrees 30' 00" W, 72.88 feet to an iron pipe; thence leaving said northerly line with the easterly line of property conveyed to Jimmy E. Strain and Peggy R. Alexander by quitclaim deed of record in book 9465, page 606, Register's Office for Davidson County, Tennessee, N 1 degree 37' 10" E, 99.94 feet to a concrete monument; thence leaving said easterly line with the southerly line of property conveyed to C. R. Johanson by deed of record in book 982, page 690, Register's Office for Davidson County, Tennessee, S 89 degreees 30' 00" E, 75.00 feet to a point; thence leaving said southerly line with the westerly line of Tract No. 1 of the aforementioned Morrow property S 2 degrees 49' 55" W, 100.00 feet to the point of beginning containing 7388 square feet or 0.17 acre, more or less.

BEING the same property conveyed to Darrell W. Morrow, Trustee of The Morrow Family Trust, by Quitclaim Deed from Darrell W. Morrow and James Higgason Morrow, the only heirs-at-law of Sue Higgason, deceased, which instrument is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darrell W. Morrow, **Trustee for the Morrow Family Trust**

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 7th day of February, 19 97.

Commission expires 11-27-99

VICKIE R. ROGERS
NOTARY PUBLIC
STATE OF TENNESSEE

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_____day of_____, 19_____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared_____ _____, to me known to be the person who executed the foregoing instrument in behalf of_____ and acknowledged that_____executed the same as the free act and deed of the said _____.

Witness my hand and seal at_____, Tennessee, this the_____ day of_____, 199____.

Commission expires:_____

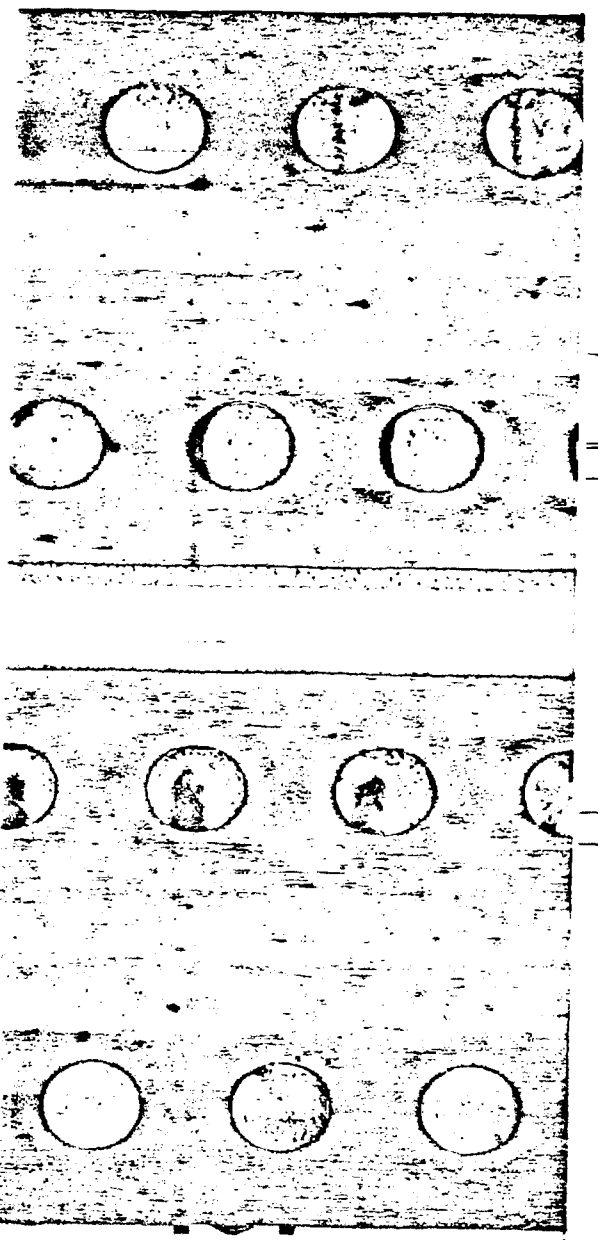
Notary Public

02722435
IDENTIFICATION REFERENCE

97 FEB 12 AM 9:06

DAVIDSON COUNTY, TN

5681 02/12 0101 03CHECK 353.40



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

RECEIVED OF _____

FOR _____

BOOK 10347 PG 631

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	92000.00
CDN TX	340.40
PRFEE	1.00
WDEED	12.00
TOTAL	353.40
CHECK	353.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/12/97 01 08:10 0001 5681

0272435
IDENTIF. & REFERENCE

97 FEB 12 AM 9:06

REGISTER
DAVIDSON COUNTY, TN.

No. 1116154