This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Margarette Morgan and Ronnie W. Hall
137 Campbell Place
LaVergne, TN 37086

SEND TAX BILL:
To Owner

BOOK 10417 PG 263

MAP AND PARCEL:
MAP 133-7
PARCEL 4
6DA-55864

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert J. Alcorn Jr., unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Margarette Morgan and Ronnie W. Hall, as joint tenants with right of survivorship, 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:

BEING Lot No. 5, on the Plan of McMillan Heights, of record in Plat Book 2083, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert J. Alcorn, Jr., by Quitclaim Deed from Sherre Oglesby, as to her one-half undivided interest, of record in Book 6933, Page 226, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4306, Page 208, said Register's Office.

Taxes for 1997 have been pro-rated and assumed by Grantees(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 153 McCall Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margarette Morgan and Ronnie W. Hall, their heirs and assigns, forever; and I, Robert J. Alcorn Jr., unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 11th day of April, 1997.

Robert J. Alcorn Jr.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert J. Alcorn Jr., unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of April, 1997.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 68,500.00.

AFFIANT

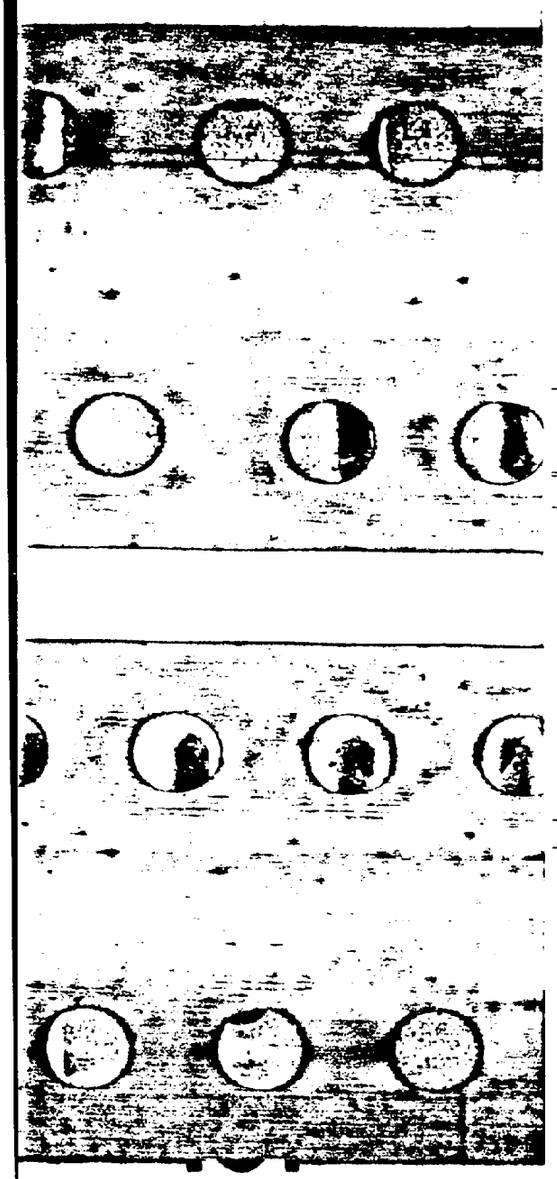
Subscribed and sworn to before me this 11th day of April, 1997.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

02294525
IDENTIF. & REFERENCE

97 APR 15 10:12:26
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

9597 04/15 0101 03CHECK 262-4



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10417 PG 265

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 62500.00	
			CON TX 253.45	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 262.45	
			CHECK 262.45	
04/15/97	01		12:31 0001 9597	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0294525 IDENTIF. ↑ REFERENCE

97 APR 15 PM 12:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1140579