B9 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $155,000.00 **AFFIANT** Subscribed and sworn to before me, this 24th day of April 1997. Notary Public My Commission Expires:

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Paul F. Durham 1710 Magnolia Blvd # 810 Nashville, TN 37212	SAME	132-11-58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOE P. MORGAN, TRUSTEE F.B.O. JOE P. MORGAN, TRUST, with full power to sell, convey, transfer without the joinder of any beneficiary,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PAUL F. DURHAM** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Revised Plan of Southmeade, Section III of record in Book 2900, page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot fronts 136.6 feet on the westerly side of Prescott Road, and runs back 190 feet on the northerly line and 364.9 feet on the southerly line, to a dead line in the rear, which it measures 316.7 feet.

Being the same property conveyed to Major General Joe P. Morgan, Trustee by quitclaim deed from Major General Joe P. Morgan of record in Book 9324, page 488, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record.

This property is conveyed subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2900, page 124, Register's Office for said County.

This is improved property known as 4401 Prescott Drive, Nashville, Tennessee 37204.

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, his heirs and assigns, forever; and he covenants with the said Grantee that he is lawfully seized 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; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 our hands this 24th day of April, 1997.

Joe P. Morgan

Joe P. Morgan, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE P. MORGAN, TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of April, 1997.

Wesley D. Turner

Notary Public

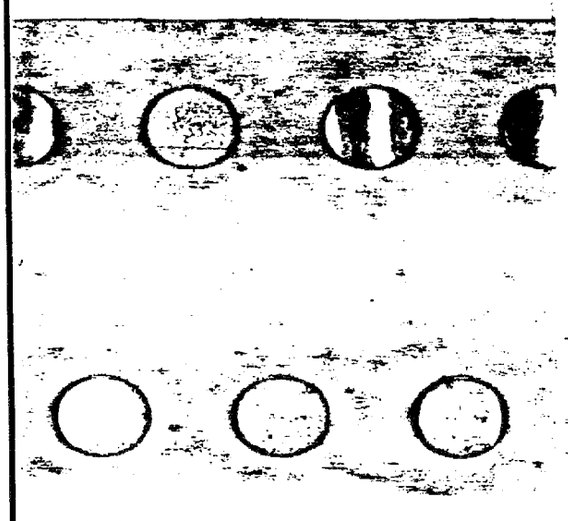
WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

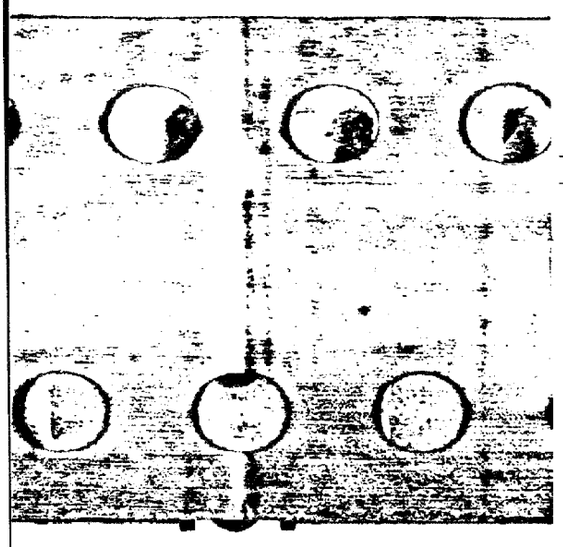
My Commission Expires: 5/30/99

0297769

IDENTIFICATION

3246 04/24 0102 03 MEDIA 5.2.50





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

RECEIVED OF _____

FOR _____

BOOK 10428 PG 312

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	155000.00
CON TX	573.50
PRFEE	1.00
WDEED	8.00
TOTAL	582.50
CHECK	582.50

04/24/97 01 16:01 0001 3216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297769
IDENTIFICATION REFERENCE

97 APR 24 PM 3:52
DAVIDSON COUNTY, TN

No. 1143336