BK 10435 PG 609 **BOX 44**

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 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 $137,500.00. **Affiant** Subscribed and sworn to before me, this 30 day of April, 1997. Notary Public My Commission Expires: 11/27/99

Address New Owner As Follows: James Lynn Morgan 113 Harpeth Trace Nashville, TN 37221	Send Tax Bills To: Regions Mortgage, Inc. 615 South Perry St Montgomery AL 36104	Map-Parcel Number: Map 143-03-0D-113.00CO 9DZ 829-3

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, **JOEL GLASSMAN AN WIFE, ELEANOR GLASSMAN,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JAMES LYNN MORGAN,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A part of the Harpeth Trace Condominium tract as shown per plat incorporated by reference herein, of record in Book 5050, page 47, in the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 113 as shown on said plat, and more fully described by the Master Deed establishing a Horizontal Property Regime with respect to Harpeth Trace Condominium, including the plan and the administrative By-Laws, covenants and restrictions thereunto attached and exhibited, recorded in Book 5116, page 751, in the Register's Office of Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such units undivided percentage interest in the land and general common elements.

Being the same property conveyed to Joel Glassman and wife, Eleanor Glassman by deed from Edgar S. Taylor, of record in Book 6099, page 234, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made 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 Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 5116, page 751, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5050, page 47, Register's Office for said County.

4. Easements granted to David L. Pollack for ingress and egress of record in Book 4734, page 901, Register's Office for said County.

5. Easements reserved in Deed of record in Book 3930, page 192, Register's Office for said County.

6. Easement for water mains and facilities and rights of ingress and egress of record in Book 5099, page 783, Register's Office for said County.

7. Agreements for dedication of easement for water mains and appurtenances of record in Book 5120, page 208, as amended in Book 5142, page 694, Register's Office for said County.

8. Declaration of Covenants, Conditions and Restrictions, of record in Book 5120, page 208, as amended in Book 5120, page 918; Book 5182, page 767 and Book 5182, page 769, Register's Office for said County.

This is improved property known as 113 Harpeth Trace, Nashville, Tn 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of April, 1997.

Joel Glassman

Eleanor Glassman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOEL GLASSMAN,** the within named bargainor, 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 25 day of April, 1997.

Notary Public

My Commission Expires: 11-27-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELEANOR GLASSMAN,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of April, 1997.

Notary Public

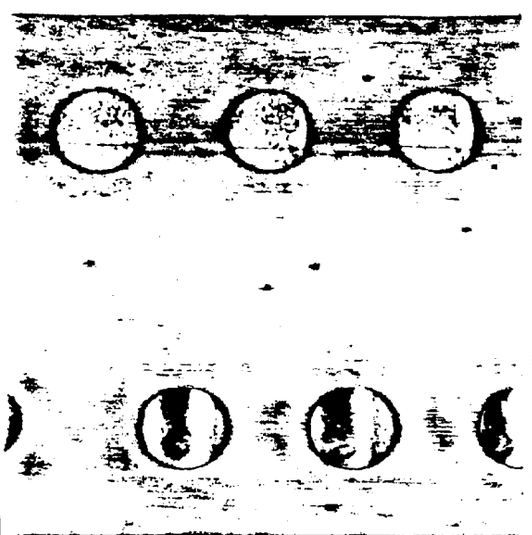
My Commission Expires: 11-27-99

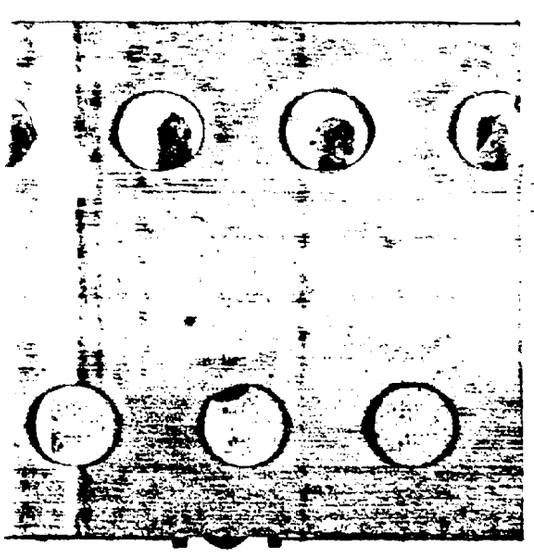
5383 04/30 0101 03CHECK 521.75

0299731
IDENTIFICATION REFERENCE

97 APR 30 PM 3:12

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10435 PG 612

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 137500.00	
			CON TX 508.75	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 521.75	
			CHECK 521.75	
04/30/97	01	15:48 0001 5383		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0299731
IDENTIF. & REFERENCE

97 APR 30 PM 3:42
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1145476