BK/ 11458 PG 821

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William A. Morris, et ux 1426 Woodcrest Place Nashville, Tn. 37216	Same as New Owner	Map 52-I Parcel 205 Field Book 11D 70485

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GLEN R. SMILEY and wife, PAMELA J. SMILEY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto WILLIAM A. MORRIS and wife, EMILY D. MORRIS, hereinafter referred to as 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 the southeasterly part of Block "H" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for said County, and the westerly half of Gallavista Avenue, now closed, lying adjacent to and east of said part of Block "H" on said plan described together as follows: Beginning at a point on the northerly margin of Madison Boulevard at the southeast corner of W. Howard Trollinger and wife's property, said point being 107 feet westerly from the northwest corner of said Boulevard, and Gallavista Avenue; thence with Trollinger's western boundary line N 7 deg. 30 min. W 191.5 feet to a point; thence S 89 deg. 42 min. E 111 feet, more or less, to the center of said Gallavista Avenue, now closed; thence with the center of said Avenue southwardly 213.5 feet, more or less, to the intersection of the centerline of said Avenue with the northerly margin of said boulevard; thence with the northerly margin of said Boulevard N 76 deg. 32 min. W 132 feet, more or less, to the beginning.

BEING the same property conveyed to Glen R. Smiley and wife, Pamela J. Smiley, by deed from Emma W. Featherston, a widow, of record in Book 6920, page 183, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 239 Madison Blvd., Madison, TN 37115.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 14th day of May, 1997.

"GRANTORS"

Glen R. Smiley
GLEN R. SMILEY

Pamela J. Smiley
PAMELA J. SMILEY

"GRANTEES"

William A. Morris
WILLIAM A. MORRIS

Emily D. Morris
EMILY D. MORRIS

1935 05/16 0101 03CHECK 305.0

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLEN R. SMILEY and wife, PAMELA J. SMILEY, and WILLIAM A. MORRIS and wife, EMILY D. MORRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of May, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

William A. Morris
Affiant

Sworn to and subscribed before me, this the 14th day of May, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0005748

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

RECEIVED OF _____

FOR _____

BOOK 10456 PG 823

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 80000.00
CON TX 296.00
PRFEE 1.00
WHEED 8.00
TOTAL 305.00
CHECK 305.00

05/16/97 01 13:36 0001 153

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305748
IDENTIFICATION REFERENCE

97 MAY 16 PM 1:36
FELIX Z. WILSON, Register
DAVIDSON COUNTY, TN.

No. 1151948