50-B

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) Title No: 38828
Dav. Co. File: Box 8

BOOK 10481 PG 844

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul T. Dougherty Andrea H. Dougherty 7701 River Fork Drive Nashville, TN 37221	PNC MORTGAGE 75 NORTH FAIRWAY DR VERNON HILLS, IL 60061

TAX MAP-PARCEL NUMBERS: 141-15-D-74

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 188500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall W. Morrison and spouse, Shari J. Morrison,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul T. Dougherty and spouse, Andrea H. Dougherty,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 74 on the plan of Phase II "Sheffield" on the Harpeth of record in Book 6900, page 410 and 411, Register's Office for said County.

SAID Lot No. 74 fronts 137.80 feet on the westerly margin of River Fork Drive and extends back 157.39 feet on the northerly line and 178.21 feet on the southerly line to a dead line in the rear, measuring 21.73 feet thereon.

BEING the same premises conveyed to Randall W. Morrison and spouse Shari J. Morrison by deed from Kirk P. Johnson and spouse, Libby Johnson of record in Book 10141, page 4948, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to the restrictive covenants, liens, and other matters set forth in Book 6925, page 900, Book 7145, page 954, Book 8505, page 598, Book 8747, page 97 and Book 9313, page 806, said Register's Office, which sets forth assessments, liens and other matters to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Randall W. Morrison and Shari J. Morrison by Dan Stewart as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 7701 River Fork Drive, 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 Grantee, Grantee's heirs or assigns, forever.

BOOK 10481 PG 845

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 1997.

Randall W. Morrison, By: Dan Stewart, Atty-In-Fact

Shari J. Morrison, By: Dan Stewart, Atty-In-Fact

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 188500.00

Affiant

Sworn and subscribed before me on the 28th day of May, 1997.

Notary Public

My Commission Expires: 5-7-99

BOOK 10481 PG 846

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dan Stewart**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Randall W. Morrison and Shari J. Morrison**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of May, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-29-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Randall W. Morrison and Shari J. Morrison

TO: Paul T. Dougherty and Andrea H. Dougherty

9375 06/05 0101 03CHECK 710.45

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Dan Stewart, Affiant

Sworn to and subscribed before me this

28th day of May, 1997

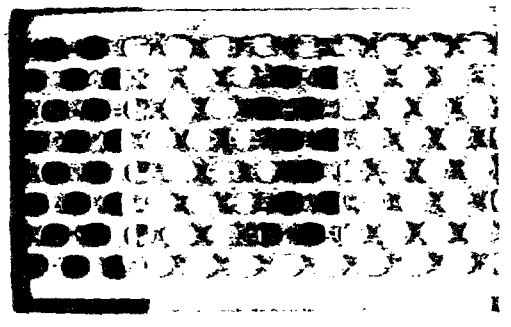
Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-29-2000

97 JUN -5 PM 12:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
03 12558



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

RECEIVED OF _____

FOR _____

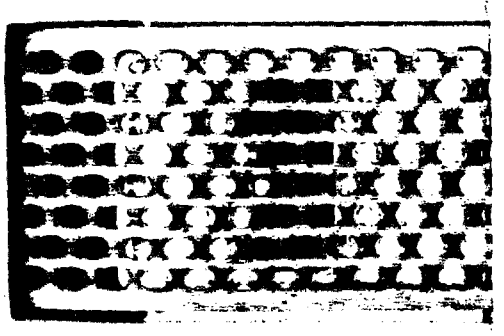
BOOK 10481 PG 847

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
188500.00
CON TX 697.45
PRFEE 1.00
WDEED 12.00
TOTAL 710.45
CHECK 710.45
06/05/97 01 12:24 0001 9375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03 12558
IDENTIF. ↑ REFERENCE

97 JUN -5 PM 12:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159296