First Title and Escrow Co., Inc.
Box 9B

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10571 PG 267

#14841

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL A. MORRISSEY (NAME)	CAPITAL BANK AND TRUST COMPANY (NAME)	104-5
323 Harvard Avenue (STREET ADDRESS OR ROUTE NUMBER)	1820 West End Avenue (STREET ADDRESS)	149
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	26W580

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MARC P. DENNIS AND WIFE, KENNON K. DENNIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL A. MORRISSEY AND EMILY S. KOHLER, both unmarried, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 part of Lot No. 377 on the Plan of Richland Realty Company's Division "C", as of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Harvard Avenue, at a point 50 feet northerly from the corner of Lots Nos. 377 and 381; thence, with the northerly line of Flanary's part of said lot, westerly 92 1/2 feet to a point 70 feet northerly from the corner of lots nos. 377 and 381; thence, northerly 55 feet; thence, easterly 80 feet, more or less, to a point on the westerly margin of said Avenue, 55 feet northerly from the beginning point; thence, with the westerly margin of said Avenue, southerly 55 feet to the point of beginning.

Being the same property conveyed to Marc P. Dennis and wife, Kennon K. Dennis by deed from Adele B. Tyler of record in Book 9889, page 507, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1997 which have been prorated and assumed by the Grantees; (2) Easement of record in Book 10460, page 408; and (3) All matters appearing on the plan of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee.

0338226

IDENTIF. ↑ REFERENCE

97 AUG 18 PM 12:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 323 Harvard Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of August, 19 97.

MARC P. DENNIS

KENNON K. DENNIS

BOOK 10571 PG 268

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. MARC P. DENNIS AND WIFE, KENNON K. DENNIS

with whom I am personally acquainted, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand at office, this 14th day of ~~August~~, 19 97.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 19 97.

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL) Notary Public

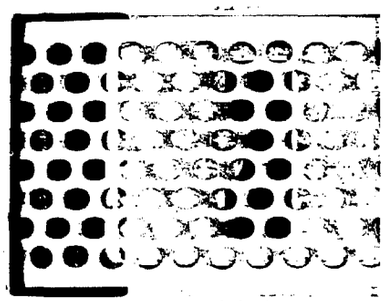
WARRANTY DEED

FROM: MARC P. DENNIS AND WIFE, KENNON K. DENNIS

TO: MICHAEL A. MORRISSEY AND EMILY S. KOHLER

7575 08/18 0101 CHECK 201.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

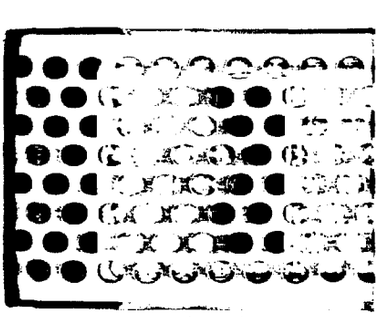
FOR _____

BOOK 10571 PG 269

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
			CHRT	
				160000.00
			CON TX	592.00
			PRFEE	1.00
			MDEED	8.00
			TOTAL	601.00
			CHECK	601.00
08/18/97	01	12:47 0001		7575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0338226
IDENTIF. ↑ REFERENCE

97 AUG 18 PM 12:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1187136