BOOK 10991 PG 597

SEND TAX BILLS TO:

Norman David Morris
227 Staggs Drive
Portland, TN 37148

Map: 72-06
Group:
Parcel: 130

Improved: X
Unimproved:

ADDRESS OF NEW OWNER(S):

Norman David Morris
227 Staggs Drive
Portland, TN 37148

THIS INSTRUMENT PREPARED BY:
J. STEPHEN BROWN, PC
ATTORNEY AT LAW
326 N. Cumberland St.
P. O. Box 792
Lebanon, Tennessee 37087
FROM INFORMATION FURNISHED
BY THE PARTIES

D E E D

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Jerry Wiley, and wife, Harriet D. Wiley, hereinafter called the Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto Norman David Morris, hereinafter called the Grantee, his heirs and assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situate and lying in Davidson County, Tennessee, and being more particularly described as follows:

Being the West 62 1/2 feet of Lot No. 7 on the Revised and Corrected Map of E. J. Childer's Subdivision of the Ambrose Tract, of record in Book 332, Page 134, Register's Office for said County.

Said part of said lot fronts 62 1/2 feet on the south side of Elvira Avenue and runs back between parallel lines 180 feet to a dead line.

DEED REFERENCE:
Being of the same property conveyed to Jerry Wiley by deed from William M. Rinehart dated December 4, 1991, and of record in Deed Book 8501, Page 718, Register's Office of Davidson County, Tennessee.

This legal description is the same as in the previous deed of record.

This is improved property known as 1008 Elvira Avenue, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple,

have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The real property taxes for the year 1998 shall be apportioned between the Grantors herein and the Grantee herein as of the date of this deed, with the Grantee herein assuming and agreeing to pay said taxes when they become due, the parties having settled in cash. The real property taxes for all prior years shall be paid by the Grantors herein.

This conveyance is made subject to any and all existing building restrictions, zoning ordinances and easements of record.

Also subject to the notes, details and accuracy of the Plan of record in Plat Book 332, Page 134, Register's Office of Davidson County, Tennessee, including but not limited to all setback lines, rear yard lines, side yard lines, drainage and public utilities easements, other easements, driveway location restrictions, and other matters shown thereon.

Grantee understands, by the acceptance of this instrument that Grantors have conveyed the house and all improvements in an **"AS IS"** condition without any warranties.

Harriet D. Wiley joins in this conveyance for the sole purpose of conveying any marital interest she may have in said property.

Possession to be given with delivery of deed.

WITNESS OUR HANDS on this the 22 day of June, 1998.

Jerry Wiley

Jerry Wiley

Harriet D. Wiley
Harriet D. Wiley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for the state and county aforesaid, Jerry Wiley and wife, Harriet D. Wiley, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Lebanon, Tennessee, on this the 23 day of June, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

MY COMMISSION EXPIRES:
October 20, 1999

ACTUAL CONSIDERATION CLAUSE

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $60,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me, this the 23 day of June, 1998.

Pamela D Thorne
NOTARY PUBLIC

PAMELA D. THORNE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:
May 24, 2002

MAIL ENV.

0454863
IDENTIF. & REFERENCE

98 JUN 25 AM 10:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5469 06/25 0101 03CHECK 236.85

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

RECEIVED OF _____

FOR _____

BOOK 10991 PG 610

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

MAMT	60500.00
MOR TX	223.85
PRFEE	1.00
MISC	12.00
TOTAL	236.85
CHECK	236.85

06/25/98 01 10:17 0001 5469

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454863
IDENTIF. # REFERENCE

98 JUN 25 AM 10: 16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311277