Box 15
CK

BOOK 11000 PAGE 055

98 JUN 30 PM 3:57

0457223

IDENTIFICATION REFERENCE

This instrument prepared by:
Claiborne K. McLemore III
McLemore & Rollins, PLC
144 Second Avenue, North
Suite 333
Nashville, Tennessee 37201

Address New Owner:

Kimmel Realty Company
P. O. Box 90921
Nashville, TN 37209-0921

Send Tax Bills To:

same

Map: 090-08-0
Parcel: 109.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES M. MORRIS, JR., an unmarried person, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to KIMMEL REALTY COMPANY, a Tennessee corporation (the "Grantee"), its successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

All that real estate described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein by reference in their entirety

This is improved property known generally as 641 James Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. The Grantor further covenants and binds himself, his heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 9th day of June, 1998.

Charles M. Morris JR
CHARLES M. MORRIS, JR.

7974 06 30 0101 03CHECK 124.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHARLES M. MORRIS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 9th day of June, 1998.

Theodora A. Wilkes
NOTARY PUBLIC

My Commission expires: 5/28/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00 .

Affiant

Subscribed and sworn to before me, this 9th day of June, 1998.

Notary Public
My Commission expires: 5/28/2000

a:\b050akr

Exhibit A

Being Lots Nos. 28 and 29 on the plan of the resubdivision of part of West Nashville Annex, as of record in Book 332, page 24, Register's Office for said County, described together as follows:

Beginning at the northwest corner of James Avenue or 22nd Street and an unnamed 25-foot street; thence with the westerly margin of James Avenue northwardly 102 feet, more or less, to the corner of Lots Nos. 29 and 30; thence with the line between said two lots, westwardly 240 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 100 feet, more or less, to the northerly margin of said unnamed street; thence with same, eastwardly 231.9 feet, more or less, to the beginning.

Being the same property conveyed to Charles M. Morris, Jr., an unmarried person, by deed from Dee L. Hood and wife, Mary Frances Hood, of record in Book 10993, page 9, Register's Office for Davidson County, Tennessee.

The subject property is subject to 1998 taxes, which are assumed by the Grantee.

a:\b050cps

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11000 PAGE 058

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 12.00
TOTAL 124.00
CHECK 124.00

06/30/98 01 15:57 0001 7956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457223
IDENTIF. ↑ REFERENCE

98 JUN 30 PM 3:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.1313746