THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (VW)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 11051 PAGE 932

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kenneth H. Morgan, Jr. Helena Jill Morgan 2810 Whites Creek Pike Nashville, TN 37207	Same	59/192

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, NICHOLAS W. RANDOLPH, LINDA GALE WEEKS, RHONDA OAKLEY, TERESA ANN GRAY, SANDRA CARNER and BILLIE JEAN RANDOLPH, heirs of the Estate of Ross Randolph, deceased ("Grantors") have bargained and sold, and by these presents transfer and convey unto KENNETH H. MORGAN, JR. and wife, HELENA JILL MORGAN ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as 2818 Whites Creek Pike, Nashville, TN.

Said property is conveyed subject to (1) taxes for 1998 and thereafter and (2) matters shown on plat of record in Book 5190, page 685, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hand this 30th day of July 1998.

Nicholas W. Randolph
NICHOLAS W. RANDOLPH

Linda G. Weeks
LINDA GALE WEEKS

98 AUG -4 PM 4:07

0470892

Rhonda Oakley Garlitz
RHONDA OAKLEY

Theresa Ann Randolph
TERESA ANN ~~GRAY~~ RANDOLPH

BOOK 11051 PAGE 933

Sandra Carney
SANDRA CARNEY

Billie Jean Randolph
BILLIE JEAN RANDOLPH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, NICHOLAS W. RANDOLPH, LINDA GALE WEEKS, RHONDA OAKLEY, TERESA ANN GRAY, SANDRA CARNEY and BILLIE JEAN RANDOLPH, the within named bargainor(s), 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 30th day of July, 1998.

Notary Public

My Commission Expires:
7/22/2000

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $395,000.

Affiant

Sworn to and subscribed before me this 30th day of July, 1998.

Notary Public

My Commission Expires:
7/22/2000
LINCOLN/ 623156

255 08/04 0101 03CHECK 1476-50

EXHIBIT A

PROPERTY DESCRIPTION BOOK 11051 PAGE 934

A tract of land in the Second Civil District of Davidson County, Tennessee, being a part of the Hahn property, as recorded in Deed Book 5305, page 958, in the Register's Office of Davidson County, Tennessee, and being Lot 1 on the Hahn Commercial Subdivision, as of record in Plat Book 5190, page 685, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the northwesterly line of the former right-of-way of Rowan Drive (now closed) at a point in the northerly line of Haynes Manor Subdivision, Section 4, of record in Plat Book 4175, page 90, Register's Office for Davidson County, Tennessee;

1. Thence, North 44° 02' 00" West, 230.00 feet to an iron pin;

2. Thence, North 45° 58' 00" East, 347.13 feet to an iron pin on the southerly right-of-way, 35 feet from the centerline of Whites Creek Pike;

3. Thence, with said Whites Creek Pike, South 43° 54' 49" East, 205.05 Feet to an iron pin;

4. Thence, leaving said Whites Creek Pike, with a curve to the right (having a central angle of 89° 52' 49", a radius of 25.00 feet, a tangent of 24.95 feet, and a chord bearing and distance South 01° 01' 35" West, 35.32 feet) a distance of 39.22 feet to an iron pin on the northwesterly right-of-way of said former Rowan Drive;

5. Thence, South 45° 58' 00" West, 321.70 feet to the point of beginning, containing 79,651.292 square feet or 1.829 acres.

Being the same property mentioned in Lawyers Title Insurance Corporation's Commitment No. 40075, dated June 30, 1998.

The source of this description is ALTA AS-BUILT Survey, dated July 23, 1998, by H. & H. Land Surveying, Inc.

Being the same property conveyed to Ross Randolph, now deceased, by deed of record in Book 6873, page 55, Register's Office for Davidson County, Tennessee.

7

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

RECEIVED OF _____

FOR _____ BOOK 11051 PAGE 935

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 395000.00
CON TX 1461.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1476.50
CHECK 1476.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2546

0470892
IDENTIFICATION REFERENCE
98 AUG -4 PM 4:07
REGISTER

No. 1328143