FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant: Jerry Paul Morgan

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF AUGUST

Notary Public

MY COMMISSION EXPIRES: 11/20/99

(AFFIX SEAL)

QUITCLAIM DEED

BOOK 11063 PAGE 433

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY PAUL MORGAN (NAME)	S A M E (NAME)	135-5-70
326 Ladybird Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE I, EMMA M. MORGAN, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ QUITCLAIMED MY INTEREST, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY PAUL MORGAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 95 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for said County.

SAID Lot No. 95 fronts 70 feet on the easterly side of Ladybird Drive and extends back 179.09 feet on the northerly line and 180.72 feet on the southerly line to a dead line, measuring 70.02 feet thereon.

BEING the same property conveyed to Jack Clinton Morgan and wife, Emma M. Morgan by deed from Manuel Construction Company, Inc., a corporation organized and existing under the laws of the State of Tennessee, of record in Book 104, page 645, Register's Office for Davidson County, Tennessee. The said Jack Clinton Morgan having died.

THIS conveyance is made subject to a 30-foot easement for public utilities along easterly line of premises, 5-foot telephone easement along southerly line of premises, anchor easement at southwest corner of premises, 60-foot building setback line from Ladybird Drive, and conditions of owners certificate, as shown on plan of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee; easement for right-of-way granted American Telephone & Telegraph Company by Ruby King McLaughlin and James E. McLaughlin, as of record in Book 1224, page 221, Register's Office for said County, and also under a certified copy of decree in Chancery Court, of record in Book 1207, page 484, said Register's Office, and to restrictive covenants contained in an instrument of record in Book 3400, page 120, as amended by instrument of record in Book 3436, page 43, Register's Office for said County.

This is (unimproved) / (improved) X property, known as 326 Ladybird Drive, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 11 day of August, 19 98

Emma Ruth Morgan

EMMA M. MORGAN

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EMMA M. MORGAN, A Widow

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of August, 19 98

Commission Expires 1/20/99 _____ Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

0474215

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