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THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

SPECIAL WARRANTY DEED

BOOK 11363 PG. 858

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joel Wesley Morgan, et ux 409 Rose Hill Court Goodlettsville, Tn 37072	FT MORTGAGE COMPANIES 2974 LBJ FREEWAY, SUITE 200 DALLAS, TEXAS 75234	Map 25-7 Parcel 28

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, **EDITH COOK** and **HOMER R. AYERS**, Co-Executrix/Executor of the Estate of Charles A. Domingue, deceased, and **EDITH COOK** and **JAMES E. COOK**, individually, hereinafter jointly and severally referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto **JOEL WESLEY MORGAN** and wife, **ELIZABETH R. MORGAN**, hereinafter referred to as the "GRANTEES", their heirs or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 55 on the plat of Ranchwood Estates, Section III, as of record in Book 3300, page 59, Register's Office for said County. SAID Lot No. 55 fronts 61.94 feet on the westerly side of Rose Hill Court and runs back 380.4 feet on the northwesterly line and 282.1 feet on the southeasterly line to a broken line in the rear upon which it measures 201.59 feet.

BEING the same property conveyed to Charles A. Domingue and wife, Lovenia M. Domingue, by deed from Russell E. Harris and wife, Glenda L. Harris, of record in Book 4633, page 695, Register's Office for Davidson County, Tennessee. The said Lovenia M. Domingue died on December 14, 1996, survived by her husband, Charles A. Domingue, who became vested with ownership and title to the said property in fee simple. Charles A. Domingue died testate on November 5, 1998, leaving a Last Will and Testament dated January 25, 1990, which was admitted to probate on January 13, 1999 in the 7th Circuit Court of Davidson County, Tennessee in the matter of: *The Estate of Charles A. Domingue, deceased, Docket No. 99P-51*, wherein Edith Cook and Homer R. Ayers were appointed as Co-Executrix/Executor of the said Estate. In the said Will, Charles A. Domingue devises and bequeaths to Edith Cook and James E. Cook all of his estate, real, personal or mixed.

The mailing address for the said property is 409 Rose Hill Court, Goodlettsville, TN 37072.

The property description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

By their signatures hereto, EDITH COOK and HOMER R. AYERS, Co-Executrix/Executor of the Estate of Charles A. Domingue, deceased, certify that the estate remains open and, with this transaction, there are sufficient funds within the estate for the payment of all debts; taxes and costs of administration.

This conveyance is subject to any and all matters show on the Plan of Record of Ranchwood Estates, Section III, as of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee and all other matters apparent and of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs or assigns, forever.

And the GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of the said land, have a good right to convey same; and do further covenant and bind themselves, their successors or

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assigns, that (1) the GRANTORS have done nothing to impair such title as GRANTORS received, except as hereinabove set forth; and, (2) the GRANTORS will only warrant and defend the title against the lawful claims of all persons claiming by or through the GRANTORS, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on this the 25th day of February, 1999.

"GRANTORS"

ESTATE OF CHARLES A. DOMINGUE, deceased

BY: Edith Cook
EDITH COOK, Co-Executrix

BY:
HOMER R. AYERS, Co-Executor

Edith Cook
EDITH COOK, individually

James E. Cook
JAMES E. COOK, individually

"GRANTEES"

JOEL WESLEY MORGAN

Elizabeth R. Morgan
ELIZABETH R. MORGAN

2479 03/03 0101 03CHECK 321.80

99 MAR -3 AM 8:02
REGISTER
DAVIDSON COUNTY, TN.

0555292
IDENTIFICATION REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDITH COOK**, Co-Executrix, and **HOMER R. AYERS**, Co-Executor, of the Estate of Charles A. Domingue, deceased, and **EDITH COOK** and husband, **JAMES E. COOK**, individually, 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 the 25th day of February, 1999.

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: 7/30/2001

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOEL WESLEY MORGAN** and wife, **ELIZABETH R. MORGAN**, individually, 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 the 25th day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 11-27-99

BERTIE JO WHITAKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

Affiant

Sworn to and subscribed before me, this the 25th day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 11-27-99

BERTIE JO WHITAKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11363 PG. 860

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

055292
IDENTIF. ↑ REFERENCE

99 MAR -3 AM 8:02

REGISTER
COUNTY, TN.

CAMT	84000.00
CON TX	310.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	321.80
CHECK	321.80

03/03/99 01 08:00 0001 2479

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431662