FILE BOX 45

WARRANTY DEED

BOOK 11406 PG. 492

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

James W. Alley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF March, 19 99

Notary Public

MY COMMISSION EXPIRES March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James W. Alley	First Trust Mortgage Company	MAP 34-13
(NAME)	(NAME)	
1257 N. Graycroft Ave.	P.O. Box 17257	PARCEL 245
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Carl F. Morris and wife, Eva Laura Morris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Alley, unmarried

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. 39, on the Plan of Section I, Primrose Meadows, of record in Book 4675, Page 18, Register's Office for Davidson County, Tennessee.

SAID Lot No. 39 fronts 68 feet on the northerly margin of Graycroft Avenue and extends back 170 feet on the easterly line, crossing a witness line at 130 feet, and 165.14 feet on the westerly line, crossing a witness line at 122.14 feet, to the center of Dry Creek in the rear, measuring 68 feet thereon. Also conveyed hereby is an easement for driveway purposes as described in a deed of record in Deed Book 5239, Page 859, said Register's Office.

BEING the same property conveyed to Carl F. Morris and wife, Eva Laura Morris by deed from C. Paul Williams, unmarried, of record in Book 6507, Page 880, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4737, Page 801; amended by Book 5039, Page 484, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1257 N. Graycroft Ave., Madison, TN 37115
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of March, 19 99

Carl F. Morris

Eva Laura Morris

FILE BOX 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl F. Morris and wife, Eva Laura Morris

the 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 and official seal at Nashville, Tennessee, this 29th day of March, 1999.

Commission expires March 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

BOOK 11406 PG. 493

99 MAR 30 PM 1:45

RECEIVED FOR REFERENCE
DAVIDSON COUNTY, TN.
REGISTER

99056746

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CPEE	COMPUTER FEE	PBFEE	PROBATE FEE

BOOK 11406 PG. 494

0567466

IDENTIFICATION REFERENCE

99 MAR 30 PM 1:45

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444393