WARRANTY DEED

RECORDERS MAY NOT BE RESPONSIBLE FOR THE LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT IF UNSATISFACTORY WHEN RECEIVED.

BOOK 11407 PG. 424

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Linda L Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF MARCH 1998

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES:

RICHARD R. HEDGEPATH NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE My Commission Expires SEPT. 29, 2001

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Sr. Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Linda Louise Morgan	Same	Map 91-10
5809 Leslie Ave.		Parcel 409
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **H. C. DUKE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA LOUISE MORGAN**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING Lot No. 37 on the Plan of the Subdivision of Lot Nos. 39 and 40 of the B. F. Cockrill Farms, as of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

SAID Lot No. 37 fronts 50 feet on the southerly side of Leslie Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to H. C. Duke by deed from R. R. Hedgepath, Trustee of record in Book 10648, Page 333, Register's Office for Davidson County, Tennessee.

5809 Leslie Avenue, Nashville, TN 37209

(House Number) (Street) (City) (State) (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 GRANTEE, her heirs and assigns, forever; and I do covenant with said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the

said land to the said GRANTEE, her 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 my hands this 26th day of March 1999.

H. C. DUKE - Seller

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 **H. C. Duke**, the bargainor, 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 official seal at Nashville, Tennessee, this 26th day of March 1999.

NOTARY PUBLIC

My commission expires: _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

My Commission Expires SEPT. 29, 2001

99 MAR 30 PM 3:34
DAVIDSON COUNTY REGISTER
ALL-STATE TITLE, INC.

0567660

IDENTIFICATION REFERENCE

$225.00 0101 03CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11407** PG. **426**

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

05676660

IDENTIF. & REFERENCE

99 MAR 30 PM 3:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	58000.00
CON TX	214.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	225.60
CHECK	225.60

03/31/99 01 15:33 0001 5527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444588