PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 40335
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeffrey M. Wood 808 Clematis Drive Nashville, TN 37205	First Union National Bank 150 Fayetteville Street Mall Raleigh, NC 27601-2919

TAX MAP-PARCEL NUMBERS: 102-15-042 08DZ 54220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory S. Morgan, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey M. Wood and, Lisa N. Wood, husband and wife,**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 306 on the Plan of Brook Meade, Section IX, of record in Plat Book 2331, page 34, said Register's Office.

SAID Lot No. 306 fronts 107.0 feet on the easterly margin of Clematis Drive and extends back 407.6 feet on the northerly line and 462.1 feet on the southerly line to a dead line in the rear, measuring 225.7 feet thereon.

BEING the same property conveyed to Gregory S. Morgan, unmarried, by deed from Jon R. Grimson and spouse, Cynthia G. Grimson, of record in Book 10207, page 311, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331, Page 34, said Register's Office, which Plan shows a 40 foot minimum building setback line from Clematis Drive and 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 808 Clematis Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

OR
SATISFACTORY WHEN RECEIVED

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on March 23, 1999.

Gregory S. Morgan

State of Florida
County of Broward

On March 24, 1999, before me the undersigned authority, personally appeared Gregory S. Morgan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

JANICE LOWDEN
COMMISSION # CC 584022
EXPIRES AUG 10, 2000
BONDED THRU
ATLANTIC BONDING CO., INC.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 204,900.00

Affiant

Sworn and subscribed before me on March 31

JUDY A. LEHMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN.

Notary Public

My Commission Expires: 5-16-99

99 APR -6 PM 5:01

BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

0570325

INSTRUMENT NUMBER FOR REFERENCE

Wilson Deed Wth Qlm

03CHECK 769.13

04/06 0101

8325

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11419 PG. 225

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

0570325

IDENTIFICATION REFERENCE

99 APR -6 PM 5:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
204900.00
CON TX 758.13
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 769.13
CHECK 769.13

04/06/99 01 17:03 0001 8295

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1447315