ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Emily A. Morris Angela M. Morris 6305 Edsel Drive Nashville, TN 37209	Southeastern Mortgage Corp. Attn: Tax Dept. 115 29TH AVE., SOUTH NASHVILLE, TN 37212	MAP and PARCEL 90-12 158

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Hilda R. French, a widow** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Emily A. Morris and Angela M. Morris,** / (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit: Both unmarried, as joint tenants with the right of survivorship and not as tenants in common

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 164 on the Plan of Charlotte Park, Section 2, as of record in Book 2663, Pages 22 and 23, Register's Office for Davidson County, Tennessee.
Said Lot No. 164 fronts 67.0 feet on the southerly side of Edsel Drive and extends back 180.8 feet on the westerly line and 171.4 feet on the easterly line, which is a broken line, to the rear line of Lot No. 177 on which it measures 54.3 feet.

Being the same property conveyed to Cecil M. French and wife, Hilda R. French, by deed from Clifford D. Turnbo and wife, Virginia L. Turnbo, of record in Book 4662, Page 479, Register's Office for Davidson County, Tennessee. The said Cecil M. French having since died leaving Hilda R. French as the sole surviving tenant by the entirety.

This is property with a common address of 6305 Edsel Drive, Nashville, TN 37209.

364.35

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantee; 2) Property taxes for all subsequent years; 3) The plat of record in Book 2663, Pages 22 and 23, said Register's Office, and all matters therein; 4) Restrictive covenants of record in Book 2689, Page 38, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $95,500.00

Emily A Morris
Affiant

Subscribed and sworn before me this 14th day of May, 1999.

Jennifer Dunlap
Notary Public

My Commission Expires: 5/27/2001

JENNIFER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TEN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **14th** day of **May, 1999**.

Hilda R. French

Hilda R. French

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Hilda R. French, a widow** , with whom I am personally acquainted, or who 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 office this **14th** day of **May, 1999**.

Cindy Smith

Notary Public
My Commission Expires: 3/23/2002

File No. 9905-110

0589575

RECEIVED FOR REFERENCE

99 MAY 20 PM 3:49

BILL CARMELL REGISTER
DAVIDSON COUNTY, TN.

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		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

BOOK 11488 PG. 53

[illegible] $5500.00
[illegible] 353.35
PRFEE 1.00
[illegible] 0.00
CFEE 2.00
[illegible] 364.35
[illegible] 364.35

[illegible] 99 [illegible] 0001 0810

U589575

IDENTIFICATION REFERENCE

99 MAY 20 PM 3:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1463418