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@home.com

W & I Ref: (gj) Title No: 40971
Dav. Co. File: Box 8

99 JUL -7 PM 1:01
REGISTER
DAVIDSON COUNTY, TN.

596387
IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James D. Morris Dorothy J. Morris 2516 Buena Vista Pike Nashville, TN 37218	SAME

TAX MAP-PARCEL NUMBERS: 710-6-35 and 70-6-36

BOOK 11515 PG. 39

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 115000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James L. Lewis, Jr. and spouse, Louise M. Lewis,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James D. Morris and spouse, Dorothy J. Morris,** 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:**

Tract I

A tract of land in the 13th formerly the 23rd civil district of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, surveyor, February 18, 1946, as follows:

BEGINNING at a stake in the westerly margin of the property conveyed to Sadie E. Markle by deed from J.L. Lewis and wife, as of record in Book 1344, page 42, Register's Office for said County, said beginning point being 335.8 feet south of the northwest corner of said Markle tract; thence north 88 degrees 25 West 140.4 feet; thence south 1 degree 35' East 240.4 feet to the northeast corner of a 20 foot roadway; thence with the northerly margin of said roadway north 88 degrees 25' West 225 feet, more or less, to the easterly margin of Hamilton Road; thence with the easterly margin of said road southwardly 20 feet to the southwest corner of said 20 foot roadway; thence with the southerly line of said roadway eastwardly 225 feet more or less, thence southwardly 59 feet to a stake; thence south 88 degrees 25' East 222.8 feet to a stake in Sadie E. Markle's west line; thence with her west line north 20 degrees 30' West 254.2 feet to the point of beginning, and a 20 foot roadway out to the Hamilton Road.

Tract II

A tract of land in the 13th formerly the 23rd Civil District of said Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, February 14, 1947, as follows:

Beginning in the center of Hamilton Road at Eunice T. Lewis' southwest corner; thence with Lewis' south line north 88 degrees 25' east 299.2 feet to the northwest corner of property conveyed to James L. Lewis, Jr. by deed from Eunice T. Lewis, of record in Book 1385, page 3, Register's Office for said County; thence with James L. Lewis, Jr.'s west line south 1 degrees 35' east 240.4 feet to his southwest corner ; thence south 88 degrees 25' west 286.8 feet to the center line of Hamilton Road; thence with the center line of said Road, north 9 degrees 8' east 79.7 feet; thence north 2 degrees 32' West 63 feet; thence north 12 degrees 18' west 100 feet to the point of beginning.

Including in the above description but excluded therefrom is a 20 foot roadway heretofore conveyed to James L. Lewis, Jr. by Eunice T. Lewis, of record in book 1385, page 3, said Register's Office. And further described in a joint title deed of record in Book 5679, page 349, Register's Office for Davidson County, Tennessee as follows:

Tracts of land located in the 13th formerly the 23rd Civil District of Davidson County, Tennessee, being designated as parcel No. 70-6-35 and 70-6-36 noted in Book 61, page 38 and Book 63, page 302, of Metropolitan Tax Assessor, and as described as follows:

Beginning at the center of West Trinity Lane at a point in the line of the property conveyed to Sadie Markle by deed from J.L. Lewis and wife, of record in Book 1344, page 42, Register's Office for said County, thence south 20 degrees 30' East a distance of 435 feet more or less to a stake in the westerly margin of the Sadie Markle property and being the common corner with property conveyed to James L. Lewis, Jr., by deeds of record in Book 4930, page 627 and Book 5043, pages 19, 21, 23 and 25 and the tract here conveyed, thence S. 88 degrees 25' W. 450'more or less to the center of West Trinity Lane, thence north easterly along W. Trinity Lane 450' , more or less to the point of beginning thereby forming a triangular piece of property.

BEING part of the same property conveyed to James L. Lewis, Jr. by deed from Eunice T. Lewis, a widow of record in Book 1385, page 3, said Register's Office and being the same property conveyed to James L. Lewis, Jr. by deed from Eunice T. Lewis, a widow, of record in Book 1454, page 524, Register's Office for said County, and by "Joint Title Deed" of record in Book 5979, page 349, said Register's Office.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

This conveyance is subject to: Taxes for 1999, and subsequent years; Easement for drainage and/or public utility purposes granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11362, page 55, said Register's Office; Subject to the Right of Way of Buena Vista Pike over so much of the premises as may lie therein.
This is improved property, known as: 2516 Buena Vista Pike, Nashville, TN 37218

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.

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 this 4th day of June, 1999.

James L. Lewis, Jr.

Louise M. Lewis

State of Tennessee
County of Davidson

On this 4th day of June, 1999, before me the undersigned authority, personally appeared **James L. Lewis, Jr.** and **Louise M. Lewis**, 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.

My Commission Expires:

Notary Public

BOOK 11515 PG. 41

State of Tennessee
County of Davidson

AFFIDAVIT

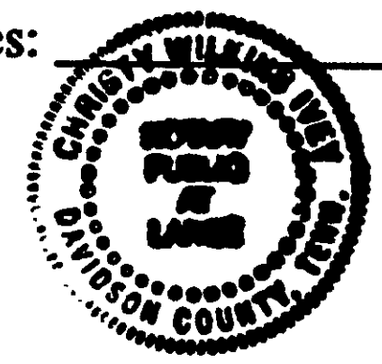
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 115000.00

Affiant

Sworn and subscribed before me on the 4th day of June, 1999.

Notary Public

My Commission Expires:



My Commission Exp. 5/11/99

Widec: Deed Wp—12/92

03018 06/07 01:01 03CHECK 440.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11515 PG. 42

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

0596387

IDENTIFICATION REFERENCE

99 JUN -7 PM 1:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				115000.00
			CON TX	425.50
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	440.50
			CHECK	440.50
06/07/99	01	13:05	0001	6018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470512