PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

BOX 30-B

BOOK 11573 PAGE 944 BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 1999.

Notary Public

My Commission Expires: March 25, 2002

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James Lynn Morgan 1809 Hillmont Drive #D-3 Green Hills Terrace Nashville, TN 37215	SAME	117-15-0 A 015.CO 16DA 23729

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELOY GUERRA AND WIFE, ANGELICA GUERRA**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JAMES LYNN MORGAN**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit TH-D-3 in Green Hills Terrace, a Horizontal Property Regime, as established by a Master Deed of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eloy Guerra and wife, Angelica Guerra by deed from Jaymi M. Huff and Jessie Grisby Cameron of record in Book 9593, page 759, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 5304, page 702, and amended in Book 7841, page 557, Register's Office for Davidson County, Tennessee, and further amended at Book 9830, page 181, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5200, page 64, Register's Office for said County.

4. Easement for ingress and egress set forth in Book 4320, page 896, Register's Office for said County.

5. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3879, page 569, Register's Office for said County.

6. Rights of others in and to the common elements.

This is improved property known as 1809 Hillmont Drive, Unit D-3, Green Hills Terrace, Nashville, TN 37215.

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, his heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of June, 1999.

Eléy Guerra

Angelica Guerra

99 JUL 15 PM 1:33

06119945

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELOY GUERRA**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 1999.

Notary Public_

My Commission Expires: 4/27/99

20606.606

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANGELICA GUERRA**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 1999.

Notary Public

My Commission Expires: 11/27/99

20606.606

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

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06111945

INDEXING REFERENCE

99 JUL 15 PM 1:33

REGISTER'S OFFICE

LAST

100000.00

CO TX 370.00

PRFEE 1.00

MSEED 12.00

CFEE 2.00

TOTAL 385.00

CHECK 385.00

07/15/99 01 13:36 0001 2775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491106