0620428

IDENTIF. & REFERENCE

This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Owner:
Send Tax Bills to :
Walter Morgan, Jr.
1027 Wade Ave
Nashville, TN 37204
(address)

99 AUG -4 PM 2:33

REGISTER
DAVIDSON COUNTY, TN.

Map: 105
Group: 09
Parcel: 266.00

PICK-UP

BOOK 11606 PAGE 81

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Thomas A. Smithson and Mary Alice Eckford have bargained and sold and by these presents do hereby transfer and convey unto, Walter Morgan, Jr. and wife, Melanie Morgan, their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

A certain tract or parcel of land situated in Davidson County, Tennessee is described as follows:

Being the West 1\2 of Lot No. 21 on the map of A. V. Jones Subdivision of Jones and Dudley's Addition, as of record in Book 57, Page 147, Register's Office for said County. Said part of said lot fronts 40.95 feet on the South side of Wallace Street or Avenue, and runs back between parallel lines, along the Easterly margin of 11th Avenue, South 150 feet to an alley.

Being the same property conveyed from James Smithson, Executor to Thomas A. Smithson and James R. Smithson, with a life estate reserved in Mary Alice Eckford by deed dated 06\06\85 and recorded 06\07\85 in Book 6576, Page 729, of the public record of Davidson County, Tennessee. The said James R. Smithson having Quitclaimed his interest to Thomas A. Smithson by Quitclaim deed being recorded simultaneously herewith.

THIS CONVEYANCE is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of conveyance.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Walter Morgan, Jr. and wife, Melanie Morgan, their heirs and assigns, in fee simple forever.

08/04/99 02:34PM 0620428 CHECK 218.20

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

AND WE DO COVENANT with the said Walter Morgan, Jr. and wife, Melanie Morgan, that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said Walter Morgan, Jr. and wife, Melanie Morgan, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 28th day of July, 1999.

Thomas A. Smithson by attorney in fact
Allene Shannon

Thomas A. Smithson by Attorney in Fact Allene Shannon

Mary Alice Eckford by attorney in fac
Allene Shannon

Mary Alice Eckford by Attorney in Fact Allene Shannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July 1999, before me personally appeared Allene Shannon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas A. Smithson and Mary Alice Eckford acknowledged that such person executed the same as the free act and deed of Thomas A. Smithson and Mary Alice Eckford.

NOTARY PUBLIC

MY COMMISSION EXPIRES: **November 30, 2002**

We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$56,000.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 28th day of July, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES : **November 30, 2002**

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11606 PAGE 83

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

0620428
IDENTIF. & REFERENCE

99 AUG -4 PM 2:33

REGISTER
DAVIDSON COUNTY, TN.

CAMT	56000.00
CON TX	207.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	218.20
CHECK	218.20

08/04/99 01 14:39 0001 1936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500144