THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

BOOK 11658 PAGE 374

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Mark D. Morris, et ux 6509 Lickton Pike Goodlettsville, Tn. 37072	Same as New Owner	Map 43-9 Parcel 118

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARGRETT L. COBURN a/k/a MARGRETT HESSON, joined by her husband, WILLIAM HESSON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto MARK D. MORRIS and wife, KELLEY MORRIS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the northerly 80 feet of Lot No. 4 of Block "E" on the Plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 4 fronts 80 feet on the westerly side of Delaware Avenue and extends back between parallel lines 200 feet to a line in the rear.

BEING the same property conveyed to Margrett L. Coburn by deed from James T. McLean and wife, Carole L. McLean, of record in Book 5192, page 167, Register's Office for Davidson County, Tennessee. And, the said Margrett L. Coburn having since married William Hesson, she is now known as Margrett Hesson.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 619 & 621 Delaware Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And we, the GRANTORS, do 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 843, page 82, said Register's Office.

0634787
IDENTIFICATION REFERENCE
99 SEP 13 AM 9:15
REGISTER
COUNTY, TN.
271.85 09/13 0101 03CHECK

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WILLIAM HESSON, husband of MARGRETT L. COBURN a/k/a MARGRETT HESSON, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

MARGRETT L. COBURN
a/k/a MARGRETT HESSON

WILLIAM HESSON

"GRANTEES"

MARK D. MORRIS

KELLEY MORRIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGRETT L. COBURN a/k/a MARGRETT HESSON and wife, WILLIAM HESSON, and MARK D. MORRIS and wife, KELLEY MORRIS, with whom I am personally acquainted (or 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, at office, this the 8th day of September, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $70,500.00.

Affiant

Sworn to and subscribed before me, this the 8th day of September, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11658 PAGE 376

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

06347787
IDENTIF. # REFERENCE

99 SEP 13 AM 9:15

REGISTER
DAVIDSON COUNTY, TN.

		CAMT	70500.00
		CON TX	260.85
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	271.85
		CHECK	271.85
09/13/99	01	09:18	0001 7319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1515308