File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Judy K. Morgan
215 31st Avenue No. #A-4
Nashville, TN 37203

SEND TAX BILL:
To Owner

Instr:20000626006291S Page: 1 OF 2
REC'D FOR REC 06/26/2000 8:25:18AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $20.72

MAP AND PARCEL:
MAP 91-10
PARCEL 406
8DA-23102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James M. Cauthron and Barry Cauthron, the only heirs at law of Lucille Cauthron by intestate succession, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Judy K. Morgan, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 88 and the westerly 16 feet of Lot No. 89 on the Plan of the subdivision of Lots Nos. 39 and 40, in the division of the B. F. Cockrill Farm, of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

SAID Lot 88 and the westerly part of Lot 89 front together 66 feet on the northerly side of Mackie Avenue and extends back 150 feet to an alley.

Being part of the same property conveyed to Lucille Cauthron, by deed from Barry Cauthron, Michael Cauthron and Lucille Cauthron of record in Book 5782, Page 798, Register's Office for Davidson County, Tennessee. The said Lucille Cauthron having since died intestate, Michael Cauthron have been appointed as Administrator by the Probate Court of Rutherford County, Tennessee, on April 11, 2000.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2000 have been pro-rated and assumed by Grantee.

The Administrator joins herein for the purpose of warranting to the grantee that he shall defend this estate for all taxes and debts whatsoever.

James M. Cauthron and Michael Cauthron is one and the same person.

This is improved property known as 5831 Mackie Street, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Judy K. Morgan, her heirs and assigns, forever; and we, James M. Cauthron and Barry Cauthron, the only heirs-at-law of Lucille Cauthron, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of June, 2000.

James M. Cauthron, Administrator and individually

Barry Cauthron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James M. Cauthron and Barry Cauthron the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of June, 2000.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me James M. Cauthron with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Administrator of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 23rd day of June, 2000.

Notary Public

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 5,600.00

AFFIANT

Subscribed and sworn to before me this 23rd day of June, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.