Instr:200008300085608 Page: 1 OF 2
REC'D FOR REC 08/30/2000 9:27:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $118.40

WARRANTY DEED

MORGAN-H00210

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/24/4

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
3401 West End Avenue, Suite 192W
Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
George S. Morgan Jr.	~~Bank of America~~ NEW OWNER	
(NAME)	(NAME)	
1817 Pearl Street	~~9000 Southside Blvd~~	92-12
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	~~Jacksonville, FL 32266-0771~~	04
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JESSE L. PORTER AND WIFE, MARY A. PORTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GEORGE S. MORGAN JR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being the westerly 40 feet of Lot 10 on the Plat of the Power property, as of record in Book 421, Page 65, Register's Office for said County.

Said part of Lot No. 10 fronts 40 feet on the southerly side of Pearl Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Jesse L. Porter and wife, Mary A. Porter by deed from Mary Margaret Pillow of record in Book 5221, Page 98 in the Register's Office of Davidson County Tennessee. Mary A. Porter having since died on Oct. 30, 1999.

This is improved (X) property, known as 1817 Pearl Street, Nashville, Tennessee 37203
unimproved ( ) (House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 the same is unencumbered, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of July, 2000.

Jesse L. Porter

Mary A. Porter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Jesse L. Porter ~~and wife Mary A. Porter~~ the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2000.

My Commission Expires: 09/29/01

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Monica D. Edwards a Notary Public within and for said County and State aforesaid, personally appeared Jessie L. Porter, with whom I am personally acquainted and who upon N/S oath(s) acknowledged _____ to be the _____ and _____ respectively of the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of July, 2000.

Monica Edwards
Notary Public

My Commission Expires 09/29/01

RETURN TO:
Middle Tennessee Escrow Company

☐ 113 Hazel Path
Hendersonville, Tennessee 37075

☐ 3401 West End Avenue, Suite 192W
Nashville, TN 37023