RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39312

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/00 15:39 2pgs
Fees:11.00 Taxes:466.20

20000927-0095861

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 5/26/02

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BETTY O. PLACE 712 Benson Street Nashville, TN 37206	CTX MORTGAGE COMPANY P.O. Box 199000 Dallas, TX 75219-9000	83-6-226

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BETTY O. PLACE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW G. MORGAN AND WIFE, JENNIFER J. MORGAN

HEREINAFTER CALLED 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 southerly 50 feet of Lot No. 3 on the unrecorded plan of part of Lot No. 2 of the plan of the Martha Martin lands as of record in Book 161, page 101, Register's Office for Davidson County, Tennessee, formerly referred to as being in Book 8, pages 441 and 442, said Register's Office and also part of a 15 foot alley that was never accepted and has been abandoned and closed according to a survey by Erle Drake, County Surveyor, May 30, 1919, as follows:

Beginning at a point in the westerly margin of Benson Avenue at the northwest intersection of said Avenue and the first alley north of Eastland Avenue; thence along the northerly margin of said alley westerly 214.8 feet plus 15 feet making a total of 229.8 feet to a point in the rear crossing an old 15 foot alley; thence Northerly 50 feet to a point; thence East 229.8 feet to a point in the westerly margin of Benson Avenue; thence with the westerly margin of Benson Avenue 50 feet to the point of beginning.

Being the same property conveyed to Betty O. Place, unmarried, by deed from Michael Wayne Clinton, unmarried, dated February 17, 1995, recorded in Book 9598, page 896, Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 721 BENSON STREET, NASHVILLE, TN 37206
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 our hand this 22ND day of SEPTEMBER, 2000

Betty O. Place

BETTY O. PLACE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

BETTY O. PLACE, UNMARRIED

the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of SEPTEMBER, 2000.

Commission Expires: 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the day of _____, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____ _____

Notary Public