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BOP 19555

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 08/01/03 15:32 3pgs
Fees:18.00 Taxes:185.00
20030801-0109558

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Edwin L. Holt, etal. 804 Foster Hl Nashville, TN 37215	New Owner	Part of Map 93-6-4 Parcel 39; to be added to Parcels 20 and 21 (See last paragraph below)

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, the undersigned, **MORRIS FURNITURE COMPANY, a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EDWIN L. HOLT and wife, LOIS C. HOLT**, hereinafter collectively called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows:

BEGINNING at an iron rod in the northerly boundary of Louis B. Todd, Jr., property of record as Instrument No. 20030109-0004230, Register's Office for Davidson County, Tennessee, and the southerly boundary of Morris Furniture Company property of record in Book 9072, Page 102, said Register's Office, said iron rod being North 62° 30' 00" East, 110.21 feet from the easterly right-of-way of Fourth Avenue South; thence, North 27° 02' 00" West, 35.00 feet to a southeasterly corner of Lufay Anderson Sweet, II, property of record as Instrument No. 20030115-0006649, said Register's Office, and a southwesterly corner of Tract Two; thence, with the boundary of said Tract Two as follows: North 62° 30' 00" East, 20.00 feet; South 27° 02' 00" East, 23.42 feet to a mag nail; North 62° 30' 00" East, 24.25 feet; South 27° 02' 00" East, 11.58 feet to the aforementioned northerly boundary of Louis B. Todd, Jr.; thence, with said boundary South 62° 30' 00" West, 50.00 feet to the BEGINNING, containing 980.9 square feet or 0.0225 acre, more or less.

BEING part of the same property conveyed to Joel P. Morris by Warranty Deed from Selma Grosberg Blocker, Al Grosberg, and Chester Grosberg, of record in Book

5330, Page 710, Register's Office for Davidson County, Tennessee. And further conveyed to Morris Furniture Company, a Tennessee corporation, by Quitclaim Deed from Joel P. Morris of record in Book 9072, Page 102, said Register's Office.

This conveyance is subject to taxes for the year 2003 and subsequent years, a lien not yet due and payable. Taxes for the year 2003 have been prorated and shall be paid by the Grantor.

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 Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and Grantor does further covenant and bind itself, its successors and assigns, 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.

THIS DEED is executed and delivered to resolve and correct a long standing mapping error and property dispute. The previous deeds held by both Grantor and Grantees included the above described property within the legal description shown thereon. This property is to be removed from Parcel 39 as shown on Tax Map 93-6-4 and added to Parcels 20 and 21 on said Tax Map. The parties have received assurances from the Metropolitan Government that this deed does not represent a re-subdivision of the properties involved. The parties request that the parcels involved be re-mapped to accurately reflect the agreed boundary between Grantor's property and Grantees' property as contemplated hereby.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30th day of July, 2003.

Morris Furniture Company
a Tennessee corporation

By: Joel P. Morris, Pres.
Joel P. Morris, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me this
30th day of July, 2003.

Notary Public
My commission expires: 5/30/2004

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel P. Morris, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Morris Furniture Company, a Tennessee corporation, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of July, 2003.

Notary Public
My commission expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

WD2.401