INSTRUMENT PREPARED BY:

DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

OWNER'S PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
14 D 45750 14 D 45885	Rubye Jean Hooper Grays Point Road Joelton, Tennessee	Same BOOK 4891 PAGE 855
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Grays Point Road	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, we,

JAMES E. ALFORD AND WIFE, JESSIE D. ALFORD,

FEB25 75	CONV	33,000.00			
FEB25 75	S'TAX		A*	85.80	
FEB25 75	PR'FEE		A*	.50	
FEB25 75	W'DEED		A*	4.00	* 90.30

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RUBYE JEAN HOOPER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being a part of Lots 13 and 14 on the Map of Henry Floto's Estate, of record in Book 421, page 147, Register's Office for Davidson County, Tennessee, described according to a survey by Ralph W. C. Lambert, dated February 1, 1975, as follows:

Beginning at an iron pin in the west margin of Grays Point Road, said iron pin being 590.48' more or less North of Ridge Hill Road; thence with a fence line North 7 degrees 3 minutes West 118.5 feet to an iorn pin; thence North 67 degrees 45 minutes West 1833.4 feet to an iron pin; thence North 2 degrees, East 100 feet to an iron pin; thence with a fence South 68 degrees 22 minutes East 1956.9 feet to an iron pipe in the West margin of Grays Point Road; thence with the margin of the same, south 24 degrees 54 minutes West 60 feet to a point; thence continuing with said road South 13 degrees 13 minutes West 45 feet to the point of beginning, containing 4.70 acres, more or less.

Being property conveyed to James Alford and wife, Delores Alford by deed from Russell M. Evans and wife, Mildred S. Evans, of record in Book 4820, page 173, Register's Office for Davidson County, Tennessee, the said Jessie D. Alford and Delores Alford being one and the same.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 25th day of February, 1975

James Alford
JAMES ALFORD

Jessie D. Alford
JESSIE D. ALFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, ~~Douglas A. Brace~~, a Notary Public in and for the State and County aforesaid, personally appeared the within named James E. Alford and wife, Jessie D. Alford,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 25th day of February, 19 75.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 75

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL)

Notary Public

C 88675

IDENTIF. REFERENCE

FEB 25 2 33 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JAMES E. ALFORD & WIFE,

JESSIE D. ALFORD

TO

RUBYE JEAN HOOPER

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

Rodeal Land Title
P.O. Box 811
Brentwood, Tn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public