SEND TAX NOTICE TO:
Guy Alexander, JR.
521 N. FRONT ST
Murfreesboro, TN 37130

Mail
This instrument prepared by:
Royce Taylor, Attorney at Law
320 East Main Street
Murfreesboro, TN 37130

Map 83-5
Par 113 To

WARRANTY DEED

BOOK 5510 PAGE 457

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, MARGARET G. CLIMER, have this day bargained and sold and by these presents do hereby transfer and convey unto GUY ALEXANDER, JR., his heirs and assigns, forever, certain real estate located in Davidson County, Tennessee, more particularly described as follows, to-wit:

> Being Lot No. 10 of Block "F" on the Plan of E. T. Brown's Eastwood Addition, as of record in Book 332, page 63, Register's Office for said County, further described as follows:
>
> BEGINNING on the southerly margin of West Eastland Avenue, formerly Jackson Street, at the corner of Lot Nos. 9 and 10; thence with the line between said two lots southwardly 211 feet to the northerly margin of an alley; thence with said alley eastwardly 34 feet; thence northwardly 34 feet; thence eastwardly 16 feet; thence northwardly 177 feet to the southerly margin of said Avenue; thence with said Avenue westwardly 50 feet to the beginning.
>
> Being the same property conveyed to J. M. Climer and wife, Margaret G. Climer, by deed from Wayne Hammontree and wife, Juanita N. Hammontree, of record in Book 2882, page 592, Register's Office for Davidson County, Tennessee, the said J. M. Climer having since deceased.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title, and interest thereto belonging, unto the said Guy Alexander, Jr., his heirs and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said real estate, have a good right to convey the same and that it is unencumbered, except for 1979 taxes which shall be prorated between the parties and payment assumed by the Grantee.

CHECK

6834

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of the property is to be given with delivery of the deed.

WITNESS my hand on this the 3rd day of OCTOBER, 1979.

Margaret G. Climer
Margaret G. Climer

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARGARET G. CLIMER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein expressed and contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, on this the 3rd day of OCTOBER, 1979.

Royce Taylor
NOTARY PUBLIC

My Commission expires: 11-13-79.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED ~~(WHICHEVER IS GREATER)~~, IS $ 15,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE ~~PROPERTY~~ TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY ~~SALE~~.

[signature]
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF OCTOBER, 1979.

Royce Taylor
NOTARY PUBLIC OR REGISTER

MY COMMISSION EXPIRES: 11-13-79

TENN. A.T.

IDENTIF. REFERENCE

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OCT 9 1 40 PM '79

7.5.6.2.9.2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK5510 PAGE 459

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			150000.00-	CO
			39.00	CO TX
			.50	PRFEE
			6.00	MDED
			CHECK	45.50-
6824A10/05/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 56292

IDENTIF. REFERENCE T

Oct 5 1 40 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 716977