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BOOK 5577 PAGE 269

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,000.00

x Teresa Stracener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 1980.

Elizabeth J. Smith
Notary Public

MY COMMISSION EXPIRES: Jan. 22, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Elizabeth J. Smith, Atty., 2115 One Commerce Place, Nashville, TN 37239
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Richard Stracener (NAME) | same (NAME) | 60-16 33 |
| 2807 Alhambra Court (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, Hoyte Neal and wife, Dottie Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Richard Stracener and wife, Teresa Stracener

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:

Tract I: Being the southerly 60 feet of the westerly part of Lot No. 40 and the northerly 5 feet of the westerly part of Lot No. 69, on the Plan of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, Register's Office for said County, and described according to a copy of a survey thereof made by E. R. Southgate & Son, Surveyors, dated April 21, 1947, as follows:
Beginning at a point in the easterly margin of Alhambra Circle, 5 feet south of the common corner of Lots Nos. 69 and 40; thence easterly, parallel with the line between said lots 240 feet to a point; thence northerly 65 feet to a point; thence westerly 242 feet, more or less, to a stake in the east line of Alhambra Circle; thence with the margin of the same, southerly 65 feet to the point of beginning.

Tract II: Being part of Lot No. 40 in the Capitol View Subdivision, a plan of which is of record in Book 974, page 42, Register's Office for said County, described as follows:
Beginning at a point on the easterly margin of Alhambra Circle 50 feet south of the dividing line between Lots Nos. 40 and 41, which point is the south east corner of an unnamed street and Alhambra Circle, running thence easterly along the southern margin of said unnamed street 240 feet, more or less, to a point, thence at right angles southerly 20 feet to a point, thence westerly 240 feet more or less, to the easterly margin of Alhambra Circle to the point of beginning.

Being the same property conveyed to Hoyt Neal and wife, Dottie Neal, by deed from George V. Nolen and wife, Joedith Nolen, of record in Book 5199, page 10, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2807 (House Number) Alhambra Court (Street) Nashville, TN. (P. O. Address) 37207 (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 our hands this 11th day of March, 1980

Hoyte Neal
HOYTE NEAL

Dottie Neal
DOTTIE NEAL

Hoyt Neal and Hoyte Neal being one and the same person.

STATE OF TENNESSEE
Davidson County

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

the bargainors, 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 11th day of March 1980.

Commission expires Jan. 22, 1984

Elizabeth J. Smith
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
HOYT NEAL and wife,

DOTTIE NEAL

TO
JOHN RICHARD STRACENER and wife,

TERESA STRACENER

F 80165

IDENTIF. REFERENCE

MAR 11 1 23 PM '80

FELIX E. ... SON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

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RECEIVED OF _____

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 |
|---|---|---|---|---|
| | | | 9000.00- | CO |
| | | | 23.40 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 29.90- |
| 7324A03/11/80 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F80165

REFERENCE

MAR 11 1 23 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 746468