THIS INSTRUMENT PREPARED BY:
William L. Harbison, Attorney
Trabue, Sturdivant & DeWitt
26th Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5704 PAGE 182

WARRANTY DEED

Address of New Owner as follows:
Mr. & Mrs. J. A. West
325 Moncrief Avenue
Goodlettsville, Tennessee 37072

Send Tax Bills to:
Same

Map Parcel Nos.:
18-16/133

FOR AND IN CONSIDERATION OF the sum of THIRTY THOUSAND DOLLARS, Peggy Johnson, June B. Petry, and Joe W. Bowers (hereinafter referred to as "GRANTORS") have bargained and sold, and do hereby transfer and convey unto J. A. West and wife, Margaret A. West, as tenants by the entireties (hereinafter referred to as "GRANTEES"), certain real estate in Davidson County, Tennessee, as follows:

> Being lots Nos. 26, 27, and 28 in the Moncrief subdivision of the Allen Mathes land at Goodlettsville, Tennessee, an unrecorded tract of land. Said lots Nos. 26, 27, and 28 front together on the North side of Moncrief Avenue and measure 263.7 feet on the northerly margin, 244.5 feet on their easterly margin, and 288.7 feet on their westerly margin.
>
> Being the same property conveyed to Joseph B. Bowers and wife, Lillian E. Bowers, both deceased, by deed from W. C. Moncrief & Company, Inc., of record in Book 1116, page 141, RODC, and being the same property devised to Peggy Johnson, June B. Petry (Jenkins), and Joe W. Bowers, under the will of J. B. Bowers, deceased, of record in Will Book 132, page 30, Probate Clerk's Office for Davidson County, Tennessee.
>
> This is improved property, known as 327 Moncrief Avenue, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, the appurtenances, estate, title and interest belonging to the said GRANTEES and the said GRANTEES' successors, heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for taxes for 1981, which GRANTEES hereby assume and agree to pay in full, rights-of-way and other easements, and zoning and other governmental laws and regulations.

GRANTORS further covenant and bind themselves, their successors and representatives, to warrant and defend the title to the said real estate to said GRANTEES, and the GRANTEES' successors, heirs, and assigns, against the lawful claims of all persons.

01/27 84.50- CHECK
6772

IN WITNESS WHEREOF, GRANTORS have caused this instrument to be executed on this, the 22 day of January, 1981.

Peggy Johnson

June B. Petry

Joe W. Bowers

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Peggy Johnson, June B. Petry, and Joe W. Bowers, the within named bargainors, with whom I am personally acquainted and who upon their oaths acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 22 day of January, 1981.

Notary Public

My commission expires: 10/12/82.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Affiant

Subscribed and sworn to before me this 22 day of January, 1981.

Notary Public

My commission expires: 10/12/82.

G 2 6 8 9 6

IDENTIF. REFERENCE

JAN 27 11 33 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
6772A01/27/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 6 8 9 6

T
IDENTIF. REFERENCE

JAN 27 11 33 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 803785