OFFICIAL RECEIPT

mail

This instrument was prepared by KENNETH M. BALLEW, Attorney at Law, 333 Gallatin Rd. Madison, TN 37115

WARRANTY DEED

BOOK 5916 PAGE 672

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert Straley et ux	same	GO 14256
(NAME) 425 Moncrief Ave	(NAME)	25-3-21
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the grantees of the unpaid balance of a certain indebtedness payable to H. E. McClanahan and Joel H. McClanahan in the original principal amount of $14,554.52, and secured by vendor's lien retained in deed of record in Book 5471, page 528, Register's Office for Davidson County, Tennessee;

We, JAMES M. PAGE AND WIFE, MARTHA I. PAGE,

have this day bargained and sold, and do hereby transfer and convey unto the said

ROBERT STRALEY AND WIFE, TERESA M. STRALEY,

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being the easterly part of Lot No. 46 on the revised map of Moncrief Subdivision of the northerly part of the Allen Mathes Land, Goodlettsville, Tennessee, not of record, described according to a survey made by J. R. Scott, Surveyor, August 2, 1951, as follows:

Beginning on the westerly margin of Moncrief Avenue at the southeast corner of the property conveyed to Ernest E. McDonald by deed from Zora T. Carr and wife, of record in Book 1340, page 478, Register's Office Davidson County, Tennessee, being the corner of Lots Nos. 45 and 46; thence with the line between said two lots North 61° West 398 feet, thence South 1° East 126.5 feet to the line between Lots Nos. 46 and 47; thence with the line between said two lots South 61° East 325 feet to the westerly margin of Moncrief Avenue; thence with said Avenue North 24° East 100 feet to the beginning.

Being the same property conveyed to James M. Page and wife, Martha I. Page by deed from H. E. McClanahan and Joel H. McClanahan, of record in Book 5471, page 528, Register's Office for Davidson County, Tennessee.

FILED 1:7:15 MAIL ENV. IDENTIF. REFERENCE JUL 29 9 08 AM '82 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN RUSH

TENNESSEE ALLEN NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,068.11

Subscribed and sworn to before me, this the 27th day of July 19 82

Affiant Robert Straley

My commission expires: [illegible] (Affix Seal)

Notary Public

unimproved ( )
This is unimproved XX property, known as 425 Moncrief Avenue, Goodlettsville, TN 37072
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 27th *day of* July, 19 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

James M. Page
JAMES M. PAGE

Martha I. Page
MARTHA I. PAGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5916 PAGE 673

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* James M. Page and wife, Martha I. Page

*the within named 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 Madison
this 27th *day of* July *, 19* 82

Notary Public

Commission expires 10-30-85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

Notary Public

Commission expires .....

WARRANTY DEED

FROM

JAMES M. PAGE ET UX

TO

ROBERT STRALEY ET UX

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

G-19646

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5916 PAGE 674

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
			26068.11- CO	
			67.86 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	74.36-
0451A	07/29/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H O 1: 7: 11: 5

IDENTIF. REFERENCE T.

JUL 29 9 08 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 893901