Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 6678 PAGE 533

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sarah A. Taylor P. O. Box 684 Hendersonville, Tn. 37075	SAME AS NEW OWNER	26-1 Par 111 Jsl

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CLINNIE ALLEY, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said SARAH H. TAYLOR, MARTHA A. MALONE and ROGER P. ALLEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, but reserving unto the Grantor a life estate in and to the property herein below described, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 22, 23 and 24 of the Looney Subdivision at Goodlettsville, Tennessee.

Said lots Nos. 22, 23 and 24 front together 75 feet on the easterly side of Goodlettsville Pike and run back between parallel lines to the right-of-way of the L. & N. Railroad Company, and measure 408 feet on the North margin and 382 feet on the southern margin, said marginal measurements being more or less.

Being the same property conveyed to E. E. Alley and wife, Clinnie Alley, by deed from Earl McKinney and wife, Edna Earle McKinney, of record in Book 2993, page 312, Register's Office, Davidson County, Tennessee. The said E. E. Alley since died in December, 1980, property now vests solely in the name of Clinnie Alley as surviving tenant by the entirety.

THIS CONVEYANCE is made subject to the life estate herein reserved in and to Clinnie Alley.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple,

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY PARTIES.

have a good right to convey it and warrant that all debts, inheritance taxes and/or liens against the estate of E. E. Alley, deceased, have been paid in full and that the same is free and unencumbered except that which appears of record.

And I, the GRANTOR, do further covenant and bind myself, my, 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.

WITNESS my hand on this the 7th day of ~~September~~ October, 1985.

Clinnie Alley
CLINNIE ALLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLINNIE ALLEY, a widow, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 7th day of ~~September~~ October, 1985.

Deanie M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 34,300.00 .

Sarah A. Taylor
Affiant

Sworn to and subscribed before me, this the 7th day of ~~September~~ October, 1985.

Deanie M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
OCT 9 | 51 PM '85
IDENTIFICATION REFERENCE
4 3 3 | 5

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6678 PAGE 535

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

$4300.00- CAMT.
89.19 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 95.69-
5161A10/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43315.

IDENTIFICATION REFERENCE

Oct 9 1 54 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 180677