Mail

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

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON RESPONSIBLE	MAP-PARCEL NOS.
Allen D. Wiley, etux	FOR PROPERTY TAXES:	Map 25-12
820 Old Dickerson Rd	Allen D. Wiley, etux	Parcel 85
Goodlettsville, Tn.	820 Old Dickerson Road	
	Goodlettsville, Tn. 37072	

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, WILEY'S, INC. a Tennessee Corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said ALLEN D. WILEY and wife, EMILY ANN WILEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 25, according to a plat of Ranchwood Estates, Section II, of record in Plat Book 3600, page 67, Register's Office, Davidson County, Tennessee.

Said Lot No. 25 fronts 155 feet on the southerly side of Connor Drive and runs back between lines, 395.3 feet on the westerly side and 425 feet, more or less, on the easterly line to a dead line in the rear, upon which it measures 72.8 feet thereon.

Being the same property conveyed to Wiley's, Inc., by deed from Heather M. Douglas, Jr., of record in Book 6456, page 675, Register's Office, Davidson County, Tennessee.

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 the GRANTOR, does covenant with the said GRANTEES, that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except that which appears of record.

And the GRANTOR, does further covenant and bind itself, its successors 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.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

WITNESS its hand on this the 24 day of October, 1986 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WILEY'S, INC., a Tennessee Corporation

BY: _____
ALLEN D. WILEY,
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLEN D. WILEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this the 24 day of October, 1986.

James T. Hutchison
NOTARY PUBLIC

My Commission Expires: 1/21/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 59,500.00.

_____
Affiant

Sworn to and subscribed before me, this the 24 day of October, 1986.

James T. Hutchison
NOTARY PUBLIC

My Commission Expires: 1/21/90

3936.3

IDENTIFICATION REFERENCE

Jun 24 [illegible] '87

[illegible]
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7276 PAGE 744

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
			5950.00-	CONT.
			16.60	STAX
			.50	PRFEE
			-6.06	MORT
			CHECK	171.10-
26AUG87			24/87 BAL	.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39363

IDENTIFY REFERENCE

JUN 24 [illegible] '87

DAVIDSON COUNTY, TN.

No. 96869