WARRANTY DEED

PREPARED BY:

Mail

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

4 6 6 0 8

IDENTIFICATION REFERENCE

JUL 17 9 40 AM '87

FELIX Z. WILLCOX II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 52,800.00.

X J Thomas Monroe
Affiant

SWORN to and subscribed before me on this the 16th day of July, 1987.

Ellen B. May
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/12/90

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NO.
James T. Monroe	Old Hickory Credit Union	44-15
~~4810 Old Hickory Blvd #A17~~	1000 Industrial Rd	P-179 ea
~~Hermitage, TN 37076~~	Old Hickory, TN 37138	

809 Cleves St.
Old Hickory Tenn. 37138

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **SUZANNE B. MONROE and husband, LARRY MONROE; JAMES ROBIN EVANS and wife, LINDA EVANS and JAY ROYCE EVANS, a single person,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **JAMES T. MONROE and wife, KRISTI T. MONROE,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the Fourth Civil District of Davidson County, Tennessee, described as follows:

BEING Lot No. 238, Section A, Village of Old Hickory, as shown on Plan recorded July 16, 1948, in Book 1424, Page 68, in the Registers' Office for Davidson County, Tennessee; fronting 60.0 feet on Cleves Street, containing 0.12 acres, more or less.

BEING the same property conveyed to SUZANNE E. MONROE, JAY ROYCE EVANS and JAMES ROBIN EVANS by Will of HARRIET B. EVANS of record in Will Book 158, Page 68, Probate Court for Davidson County, Tennessee and recorded in Book 158, Page 681, Registers' Office for Davidson County, TN. BEING the same property conveyed to J. C. EVANS and HARRIET B. EVANS by instrument of record in Book 1759, Page 456, said Registers' office. The said J. C. EVANS having predeceased HARRIET B. EVANS.

The said LARRY MONROE and LINDA EVANS join in this conveyance to convey any marital or other rights they may have in said property by reason of their marriage to the said SUZANNE B. MONROE and JAMES ROBIN EVANS, respectively.

This is improved property known as 809 Cleves Street, Old Hickory, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 6th day of July, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Suzanne E. Monroe
SUZANNE E. MONROE

Larry K. Monroe
LARRY MONROE

James Robin Evans
JAMES ROBIN EVANS

Linda Evans
LINDA EVANS

Jay Royce Evans
JAY ROYCE EVANS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, SUZANNE E. MONROE and husband, LARRY MONROE; JAMES ROBIN EVANS and wife, LINDA EVANS and JAY ROYCE EVANS, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 6th day of July, 1987.

Ellen B. May
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/12/90

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

RECEIVED OF _____

FOR _____

BOOK 7299 PAGE 459

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			528[illegible].00- CASH	
			147.84 STATE	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK	154.34-
			0841A07717787 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 6 0 8.

IDENTIFICATION REFERENCE

JUL 17 3 40 AM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No.104988