STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 59,875.00

Subscribed and sworn to before me, this the 10th day of July 19 87

My commission expires: 1/10/89

Affiant

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
113 Hazel Path • Southall Bldg. • Suite 3 • Hendersonville, Tenn. 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: MORTGAGEE
Stephen D. Alley	FIRST UNION MORTGAGE CORPORATION
223 Cliffdale Road	4300 Six Forks Road PO Box 18109
Nashville, Tennessee 37214	Raleigh, North Carolina 27619
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 85-13-51.00 3DZ-66285	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Bruce Edward Kessler and wife, Jonetta Bogle Kessler

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Stephen D. Alley and wife, Janet L. Alley

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A tract of land in the 1st District of Davidson County, Tennessee, being a triangular strip out of the northwest corner of Lot No. 30 and a part of a 4 foot reserved strip immediately north of said Lot No. 30 on the Plan of the Re-Subdivision of Cliffdale, as of record in Book 974, page 49, Register's Office for Said County, and part of Lot No. 8 on the Plan of the real estate of Jere Bowen, deceased, as of record in Plan Book 2, page 134, Chancery Court at Nashville, Tennessee, and being Lot A on the unrecorded subdivision of said part of Lot No. 30, said 4 foot strip and said part of Lot No. 8 described according to a survey made by Lewis D. Justice, Surveyor, dated February 24, 1950, and also described according to a survey made by Donald R. Carver, Surveyor, Tennessee No. 271, dated June 29, 1987 and described as follows:

Beginning in the northeastern margin of Cliffdale Drive at the intersection of a unnamed road; thence with margin of unnamed road, N 30 degrees 35 minutes E 86.80 feet to an iron pin; thence leaving said margin S 85 degrees 30 minutes E 279.50 feet to an iron pin; thence, S 01 degrees 25 minutes E 76.00 feet to an iron pin; thence, N 85 degrees 50 minutes W 325.50 feet to the point of beginning.

Being the same property conveyed to Bruce Edward Kessler and wife, Jonetta Bogle Kessler by Installment deed recorded in Book 5185 at page 73, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 223 Cliffdale Road, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, 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 hand(s) this 10th day of July 19 87

Bruce Edward Kessler

Jonetta Bogle Kessler

State of Tennessee
County of Sumner

BOOK 7320 PAGE 785

On this 10th day of July, 19 87, before me personally appeared Bruce Edward Kessler and wife, Jonetta Bogle Kessler to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/10/89

Notary Public
Doris M. Freeman

NOTARY PUBLIC

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

5.4:1:31.

IDENTIFICATION REFERENCE

AUG 10 10 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

TENNESSEE
TITLE &
TRUST, Inc.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7320 PAGE 786

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4 1:3 1.

IDENTIFI REFERENCE

AUG 10 10 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03557