77629

IDENTIFICATION REFERENCE

OCT 28 8 55 AM '98

DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Wanda House, et al
108 Dogwood Trail
Mt. Juliet, TN 37122

MORTGAGEE:
First Southern Bank
Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
-New Owner-

MAP-PARCEL:
Field Book No. 4D-42915
Map & Parcel No. 44-15-165

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged I, **Mrs. A. P. McAlister, a widow,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wanda House and Bonita Collins,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 251 Section "A" Village of Old Hickory, as shown on plat recorded July 16, 1948, Book 1424, page 68, Register's Office for Davidson County, Tennessee; fronting 82.0 feet on Cleves Street, containing 0.17 acres, more or less.
>
> Being the same property conveyed to Mrs. A. P. McAlister by virtue of a deed from Mary A. Crockett as of record in Book 4933, page 835, Register's Office for Davidson County, Tennessee.

This is improved property known as 810 Cleves Street, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants and conditions as shown on the Plan of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 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 my hand this 26th day of October, 1987.

Mrs A P McAlister
MRS. A. P. McALISTER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mrs. A. P. McAlister,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 26th day of October, 1987.

Michelle H. Criscoe
NOTARY PUBLIC

NICKELLE H. CRISCOE NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $40,000.

Benita Bennell
AFFIANT

Subscribed and sworn before me this 26th day of October, 1987.

Michelle H. Criscoe
NOTARY PUBLIC

NICKELLE H. CRISCOE NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 6-18-90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7388 PAGE 811

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

40000.00- CAMT.
112.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 118.50-
696IA10/28/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.6 2 9

IDENTIFICATION REFERENCE

OCT 28 9 55 AM '07

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 30305