7431

THIS INSTRUMENT PREPARED BY Harrison B. Fite, Nashville, Tennessee 37215

BOOK 7431 PAGE 789

WARRANTY DEED **FORM 20 (REV. 4-69)** Acme-Nashville

For and in Consideration of love and affection and for the express purpose of making a re-conveyance to create a ~~tenancy by the entireties~~ JOINT TENANCY in William D. Staley and William M. Staley,

M&P#
095-07-0-041
K Mills

Buyer Ted Bills
230 Blue Hills Dr
Hermitage Tenn 37214

I, William D.Staley **have bargained and sold, and by these presents do transfer and convey unto the said** William D. Staley and William M. Staley, their **heirs and assigns. a certain tract or parcel of land in** Davidson **County, State of Tennessee, as follows:**

LAND in Davidson County, Tennessee, being Lot No. 176 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, in the Register's Office for Davidson County, Tennessee.

SAID Lot 176 fronts 88.3 feet on the westerly side of Blue Hills Drive and runs back 121.2 feet on the northerly line and 215 feet on the southerly line to a dead line in the rear, measuring 147 feet thereon.

Being the same property conveyed to William D. Staley and wife, Margie P. Staley, deceased, by deed from Odus E. Presley and wife, Mattie G. Presley, of record in Book 5523, page 890, in the Register's Office for Davidson County, Tennessee.

92384

IDENTIFICATION REFERENCE

Dec 22 10 01 AM '87

DAVIDSON COUNTY, TN

2137 12/22 0101 03CHECK 40.10

The Plan of record in Book 1835, page 67, in said Register's Office, shows an Owner's Certificate, a 40 foot minimum setback line from Blue Hills Drive and an easement for public utility and drainage purposes along the rear and northern lines of said lot.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said William D. Staley and William M. Staley heirs and assigns, forever. **And** I **do covenant with the said** William D. Staley and William M. Staley **that** I am **lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.**

And I **do further covenant and bind** heirs and representatives, to warrant and forever defend the title to said land to the said heirs and assigns, against the lawful claims of all persons whomsoever. **A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.**

Witness my **hand**, **this** 21st **day of** December, **19**87

William D. Staley

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC. BOOK 7431 PAGE 791

STATE OF TENNESSEE COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 12,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dorothy Staley
Affiant

Subscribed and sworn to before me, this the 22nd day of Dec, 19 87

W Williams
~~Notary Public~~
Dep. Reg

~~My commission expires~~

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE COUNTY

Personally appeared before me, Nancy A Coleman, a Notary Public in and for said County and State, the within named William D. Staley

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

Witness my hand and official seal, at Parkview Hospital Nashville Tennessee, this 21st day of December, 1987

My Commission Expires, 19 Nancy A Coleman
Notary Public:

My Commission Expires July 10, 1990

STATE OF TENNESSEE, COUNTY.

Register's Office, , 19

I, , Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No., page; that they were received, 19, at o'clock M., and entered in Note Book , Page

BOOK 7431 PAGE 792

Warranty Deed

FROM

William D. Staley

TO

William D. Staley and William M. Staley,

STATE OF TENNESSEE

Davidson COUNTY

Register's Office

Received for record the .....day of

....., A.D. 19....., at .....o'clock.....M. Noted in Note Book....., page....., and recorded in Warranty Deed Book No....., Page.....

State Tax .....$.....

Register's Fee .....$.....

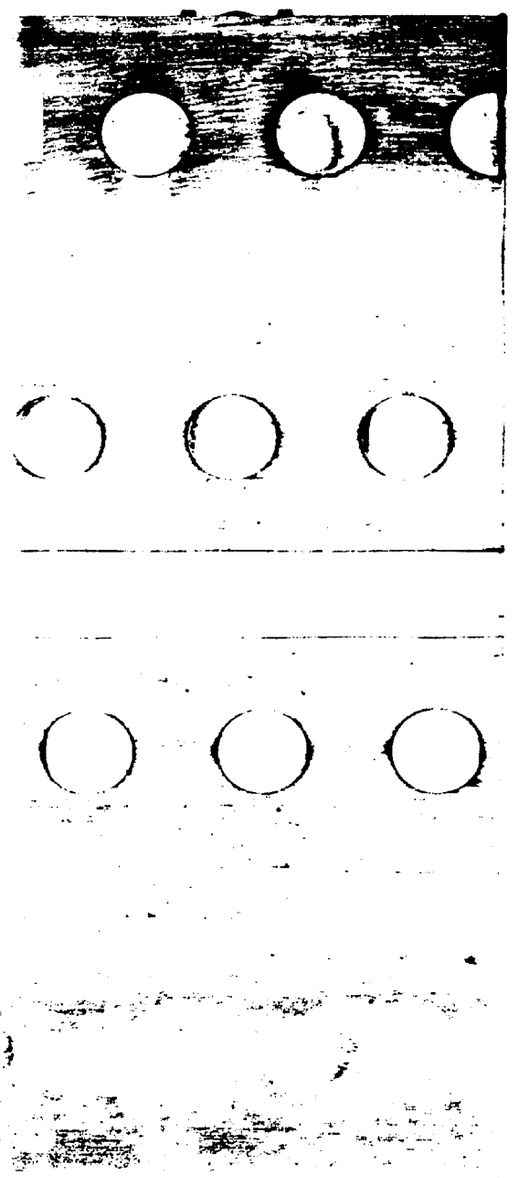
Total .....$.....

Paid this.....day of....., 19....

.....

Register

Form 20 Adams-Nashville
(REV. 4-69)



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7431 PAGE 793

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
				CAMT 12000.00
				CON TX 33.60
				PRFEE 0.50
				WDEED 12.00
				TOTAL 46.10
				CHECK 46.10
12/22/87	01			10:03 0001 2137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92384

IDENTIFICATION REFERENCE

Dec 22 10 01 AM '87

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 47259