Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
James R. Thomas 4617 Log Cabin Road Nashville, Tn. 37216	SAME AS NEW OWNER	Map 61-8 Par. 135 15DZ-27690

3P42 12:24 0112 JOCHEDK 140.00

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, I, STELLA GALE L. ALBERT, a/k/a STELLA GALE L. ALLBERT, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said JAMES R. THOMAS, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 and northwest triangular part of Lot No. 2 on the Map of A. J. McGaughey's Subdivision, 2nd Haysboro Subdivision, as of record in Book 843, page 71, Register's Office for said County, as follows:
BEGINNING on the southwesterly margin of Log Cabin Road, at the northwest corner of Lot No. 1; thence with said Road, in a southeasterly direction 149 feet to a point; thence leaving said road, in a southwesterly direction 90 feet to a point in the line between Lots Nos. 1 and 2; thence with the line between said lots, south 160 feet to the southeast corner of Lot No. 1; thence west along the line between Lots 1 and 4, 75 feet; thence northerly 367 feet to the point of beginning.
Being the same property conveyed to Stella Gale L. Albert and husband, McKinley C. Albert, by deed from Edwin B. Raskin and wife, Rebecca K. Raskin, of record in Book 3434, page 195, Register's Office, Davidson County, Tennessee, and the said McKinley C. Albert died in October, 1974, said property vests solely in Stella Gale L. Albert as surviving tenant by the entirety.

Stella Gale L. Albert and Stella Gale L. Allbert are one and the same persons.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And, We, the Grantors do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1988 State & County taxes, a lien, prorated between the parties and assumed in full by Grantee, and

(2) The Plan of record in Book 843, page 71, said Register's Office.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 22nd day of March, 1988.

Stella Gale L. Albert
STELLA GALE L. ALBERT
Stella Gale L. Albert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STELLA GALE L. ALBERT, a widow, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 22nd day of March, 1988.

Deonne M Cathey
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

J.R. Harris
Affiant

Sworn to and subscribed before me, this the 22nd day of March, 1988.

Deonne M Cathey
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STELLA GALE L. ALLBERT, a widow, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 22nd day of March, 1988.

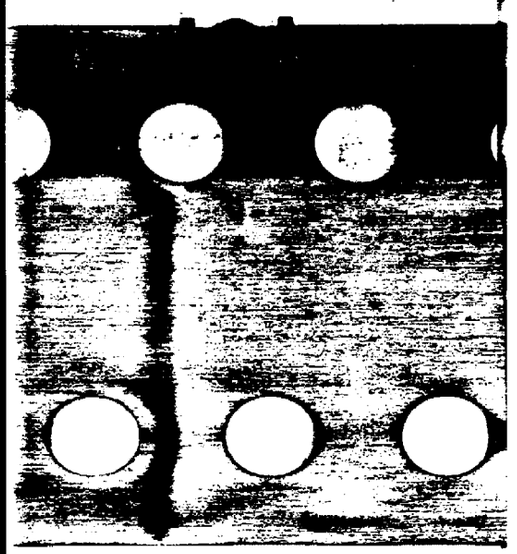
Deonne M. Cathey
NOTARY PUBLIC

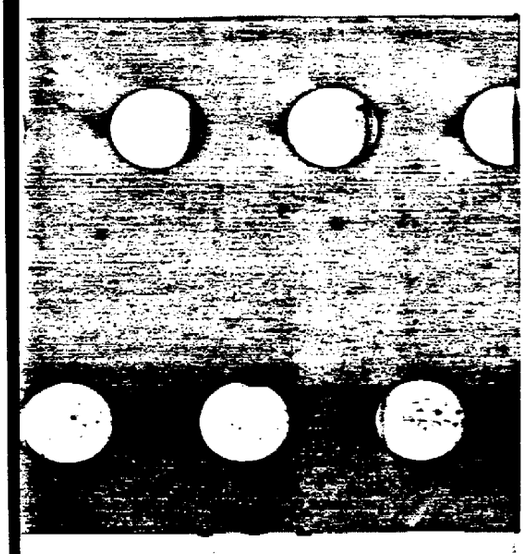
NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 1/25/92

RECEIVED FOR RECORD
MARCH 24 8 49 AM '88
REGISTER DAVIDSON COUNTY TENN.

5159





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7498 PAGE 188

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 48000.00
CON TX 134.40
PRFEE 0.50
WDEED 6.00
TOTAL 140.90
CHECK 140.90

03/24/88 01 08:50 0001 8942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15199

IDENTIFI REFERENCE

MAR 24 8 49 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 73517