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/PARCEL
Robert W. Straley, et ux. P.O. Box 6647 Goodlettsville, Tn 37072	NEW OWNER	Map 25-3 Parcel 30 GO 20684

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 which is hereby acknowledged, RALPH S. WALTERS AND WIFE, M. LAVERNE WALTERS, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT W. STRALEY AND WIFE, TERESA M. STRALEY, hereinafter referred to as the "GRANTEE", their heirs, successors and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and described as follows, to-wit:

BEING a parcel of land in Goodlettsville, Davidson County, Tennessee, located between the southeasterly and northwesterly legs of Moncrief Avenue, and being Lot 1 of the Resub of Lot 45 Moncrief Subdivision, as recorded in Book 6200, page 815, in the Register's Office of Davidson County, Tennessee, said property being more particularly described according to a survey of said plan by Jesse E. Walker, Registered Land Surveyor, dated November 15, 1988, as follows:

BEGINNING at a concrete monument located on the north margin of Moncrief, said monument being the southeast corner of Lot 45 of the Moncrief Subdivision, not of record, thence, leaving said margin and with the line common to Lot 45 and Lot 46 N 60 deg. 30 min. 00 sec. W a distance of 216.00 feet to an iron pin, said pin being the northwest corner of the property herein described, thence, severing Lot 45 N 22 deg. 31 min. 43 sec. E a distance of 100.67 feet to an iron pin in the line common to Lot 45 and Lot 44, said pin being the northeast corner of the property herein described, thence, with said line S 60 deg. 30 min. 00 sec. E a distance of 225.00 feet to an iron pin on the north margin of Moncrief, said pin being the southwest corner of Lot 44 and the southeast corner of the property herein described and being along a curve to the left, thence, along said margin with the curve (having a radius of 597.96 feet, a delta of 09 deg. 35 min. 27 sec., a chord bearing of S 27 deg. 39 min. 19 sec. W, a chord distance of 99.98 feet) an arc length of 100.09 feet to a concrete monument, said monument being the beginning, containing 0.50 acres, more or less.

BEING a part of the same property conveyed to RALPH S. WALTERS AND WIFE, M. LAVERNE WALTERS by deed from Arrenda Lamar Shipman and wife, Martha S. Shipman, of record in Book 7054, page 103, Register's Office for said County.

THIS conveyance is made subject to the following matters:

1. Taxes for subsequent years. Taxes for the current year have been paid with this conveyance.

2. Those matters as they appear on the Plan of record in Book 6200, page 815, Register's Office for Davidson County, Tennessee.

3. Easement for right-of-way granted to Davidson County, Tennessee, of record in Book 1908, page 177, said Register's Office.

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, their heirs, successors and assigns, forever.

And, GRANTOR does covenant with the said GRANTEE, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as set forth above.

And GRANTOR further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

KEITH D. WALTERS executes this deed as Attorney-in-Fact for RALPH S. WALTERS AND WIFE, M. LAVERNE WALTERS, pursuant to a Power of Attorney recorded simultaneously and preceding this deed.

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

Ralph S. Walters
RALPH S. WALTERS
By: Keith D. Walters
Attorney-in-Fact

M. LaVerne Walters
M. LAVERNE WALTERS
By: Keith D. Walters
Attorney in Fact

By: Keith D Walters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH D. WALTERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that HE executed the within instrument on behalf of RALPH S. WALTERS AND WIFE, M. LAVERNE WALTERS, as their ATTORNEY-IN-FACT, for the purposes therein contained.

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

Deborah K. Holt
NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Affiant

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

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

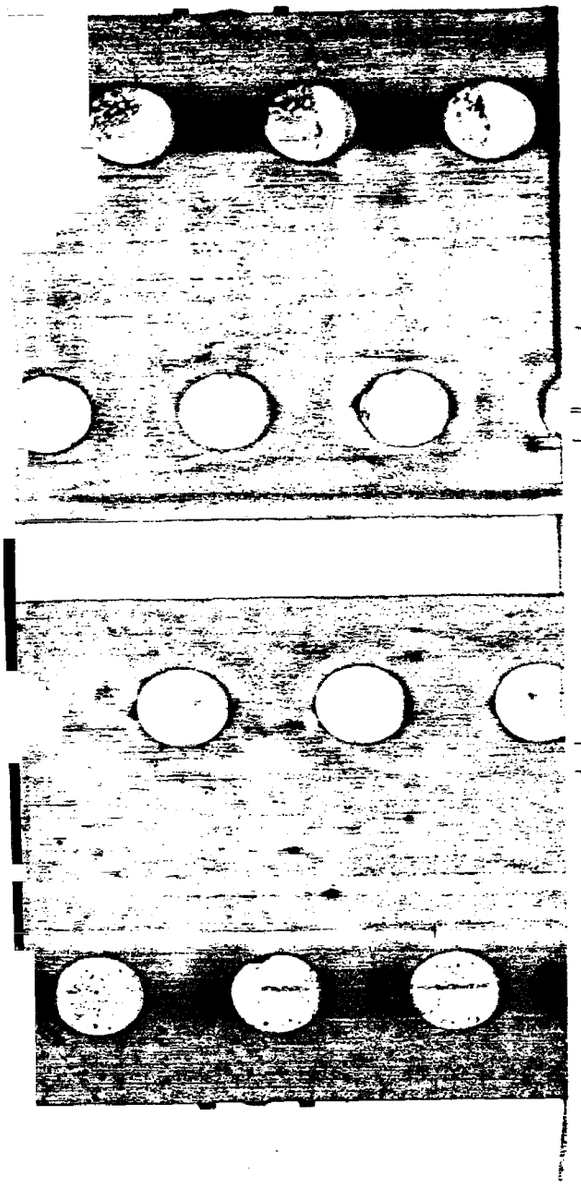
99933

IDENTIFICATION REFERENCE

JAN 9 11 30 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4418 01/09 0101 03CHECK 42.50



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

RECEIVED OF _____

FOR _____

BOOK 7747 PAGE 246

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 10000.00
				CON TX 33.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 42.50
				CHECK 42.50
01/09/89	01			11:35 0001 4418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99933

IDENTIFICATION REFERENCE

JAN 9 11 35 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171096