BOOK 7763 PAGE 240

THIS INSTRUMENT PREPARED BY:
BAKER, WORTHINGTON, CROSSLEY, STANSBERRY & WOOLF
313 East Main, Suite One
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Jefferey A. Stromatt	Same	43-13-253
P.O. Box 65		Field Bk. 11D-48545
Madison TN 37115		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Benny N. West and wife, Carolyn J. West, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jefferey A. Stromatt and wife, Carol Stromatt, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 77 of Madison Realty Company's Subdivision, as of record in Book 547, page 164, Register's Office for said County and described more particularly according to a survey by Barge, Waggoner, Sumner & Cannon, Inc., dated May 22, 1971, as follows:
>
> Said Lot No. 77 fronts 75 feet on the northerly side of Harris Street and runs back on the easterly line 122 feet, more or less, to the northerly boundary line of said subdivision and the westerly line runs back 125 feet more or less to a dead line in the rear, said line being in the southerly boundary of the Crescent Properties Co. property of record in Book 4288, page 517, Register's Office for said County.
>
> Being the same property conveyed to Benny N. West and wife, Carolyn J. West, by deed of record in Book 5386, page 170, Register's Office, Davidson County, Tennessee.
>
> This is unimproved property at ____ Harris Street, Madison, Tennessee, 37115.

This conveyance is made subject to all visible easements, restrictions of record, if any, matters set forth on plan of record in Book 547, page 164A, Register's Office, Davidson County, Tennessee, and the 1989 taxes which shall be prorated between the parties.

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.

WITNESS our hands on this the 31st day of January, 1989.

Benny N. West
BENNY N. WEST

Carolyn J. West
CAROLYN J. WEST

STATE OF TENNESSEE

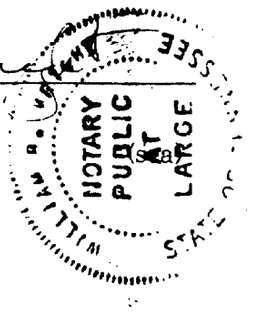
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Benny N. West and wife, Carolyn J. West, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 31st day of January, 1989.

William R. Wright
NOTARY PUBLIC

My commission expires: 6/3/91



STATE OF TENNESSEE

COUNTY OF SUMNER

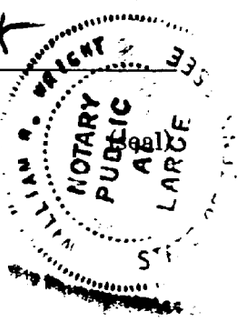
The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of January, 1989.

William R. Wright
NOTARY PUBLIC

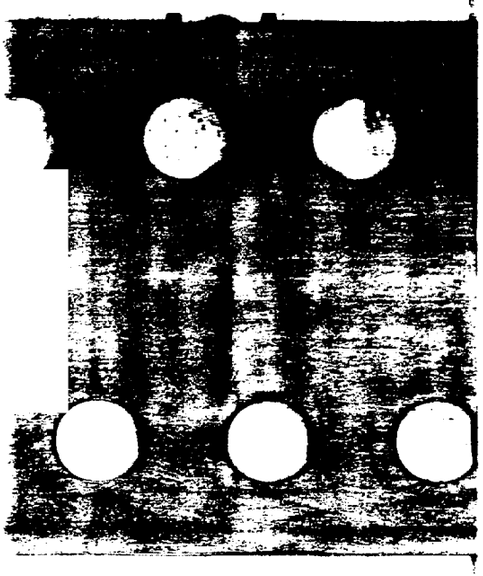
My commission expires: 6/3/91

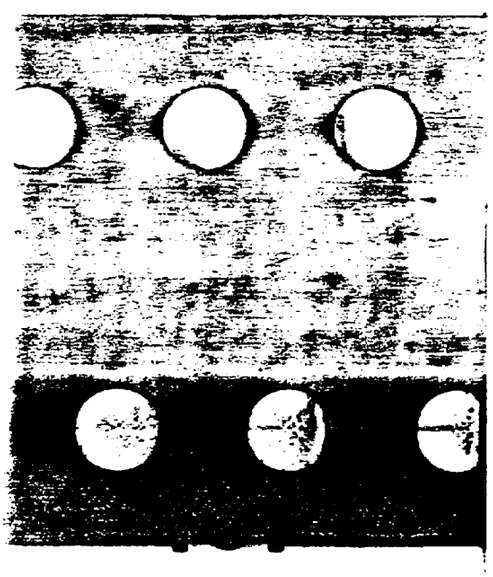


0675

FEB 3 3 41 PM '89

4540 02/03 0101 03CHECK 89.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7766 PAGE 242

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

CAMT	25000.00
BANK TX	82.50
PRFEE	0.50
WDEED	6.00
TOTAL	89.00
CHECK	89.00

02/03/89 01 15:43 0001 4540

0 6 7 5 3

IDENTIFICATION REFERENCE

FEB 3 3 41 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 179043