Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney
301 Bank of Goodlettsville
112 Long Hollow Pike
Goodlettsville, TN 37072

9536 04/27 0101 03CHECK 138.50

**WARRANTY DEED**

BOOK 7826 PAGE 110

| ADDRESS NEW OWNER(S): | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Joe D. Adams,Trustee<br>110 Church Street<br>Goodlettsville, TN 37072 | NEW OWNER | MAP 19-13<br>PARCEL 40<br>09901 GO |

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, WILLIAM M. KIZER, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said JOE D. ADAMS, Trustee, with the power to sell, mortgage or convey without the joinder of any beneficiary, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lots Nos. 13 and 14 on the Subdivision of W.B. Myers Home Place of Goodlettsville, Tennessee, recorded in Book 547, page 41, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 75 feet on Myers Avenue and runs back between lines, parallel with Church Street 126½ feet to an alley. Lot No. 14 fronts 50 feet and runs back 136½ feet to an alley.

BEING the same property conveyed to William M. Kizer by deed from John Butler Newbern and wife, Mary Lou Newbern of record in Book 5659, page 55, Register's Office for Davidson County, Tennessee.

ANNA L. KIZER JOINS IN THIS CONVEYANCE TO CONVEY ANY MARITAL RIGHT OR RIGHTS SHE MAY HAVE IN SUBJECT PROPERTY.

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

And I, William M. Kizer, the GRANTOR, do covenant with the said GRANTEE, that I am 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 for 1989 property taxes which are a lien, but not yet due and payable, which have been prorated and which shall be paid in full by the GRANTEE, when due.

28070

APR 27 10 07 AM '89

And I, William M. Kizer, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 25th day of April, 1989.

William M. Kizer

Anna L. Kizer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, William M. Kizer and Anna L. Kizer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 25th day of April, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires:
May 13, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

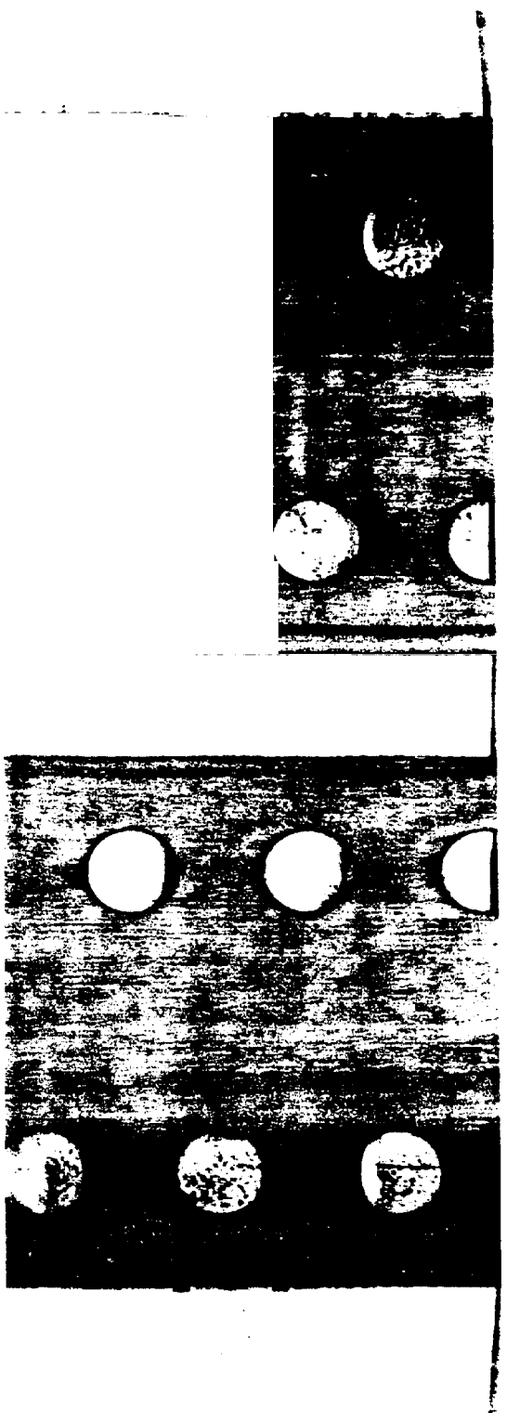
The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

AFFIANT

Subscribed and sworn to before me, this the 25th day of April, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires:
May 13, 1990



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

RECEIVED OF _____

FOR _____

BOOK 7826 PAGE 112

| | | |
|---|---|---|
| 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 | 40000.00 |
| CON TX | 132.00 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 138.50 |
| CHECK | 138.50 |

04/27/89 01 10:08 0001 9536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28070

IDENTIFICATION

APR 27 10 07 AM '89

No. 203872