BOOK 8036 PAGE 849

Bk 12
21553673

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY 1990.

Notary Public

MY COMMISSION EXPIRES: 07-10-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSN. P.O. BOX 995, NASHVILLE, TN 37202
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
AILEEN HOOD McALISTER (NAME)	METROPOLITAN FEDERAL S & L ASSN (NAME)	116-16-86
4014 ESTES ROAD (STREET ADDRESS OR ROUTE NUMBER)	230 4th AVENUE, NORTH (STREET ADDRESS)	7DA-32005
NASHVILLE, TN 37215 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JESSE MONROE TUGGLE and wife, MARGARET KAIN TUGGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AILEEN HOOD McALISTER, UNMARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jesse Monroe Tuggle and wife, Margaret Kain Tuggle by deed from A.B. Benedict, Jr., Trustee of record in Book 1849, page 132, Register's Office for Davidson County, Tennessee.

This conveyances is subject to proration of 1990 taxes. Restrictive Covenants contained in instrument of record in Book 1303, page 55, page 1849, page 132. The Plan of record in Book 1424, page 16, said Register's Office, shows an Owner's Certificate, a 80 foot minimum building setback line from Estes Avenue, and a 10 foot easement for public utility and drainage purposes along the east line of said Lot, Register's Office for Davidson County, Tennessee.

00627

IDENTIF. T REFERENCE

JAN 31 3 55 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8083 01/31 0101 03CHECK 403.00

unimproved ( )
This is improved by (X) property, known as 4014 ESTES ROAD, NASHVILLE, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of JANUARY, 1990

x Jesse Monroe Tuggle x Margaret Kain Tuggle

JESSE MONROE TUGGLE

MARGARET KAIN TUGGLE

BY Barbara T. Ezell

BARBARA T. EZELL, ATTORNEY-IN-FACT

[redacted] [redacted]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JESSE MONROE TUGGLE

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 31st day of JANUARY, 1990.

Commission Expires 07-14-92

June E. Atkinson Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

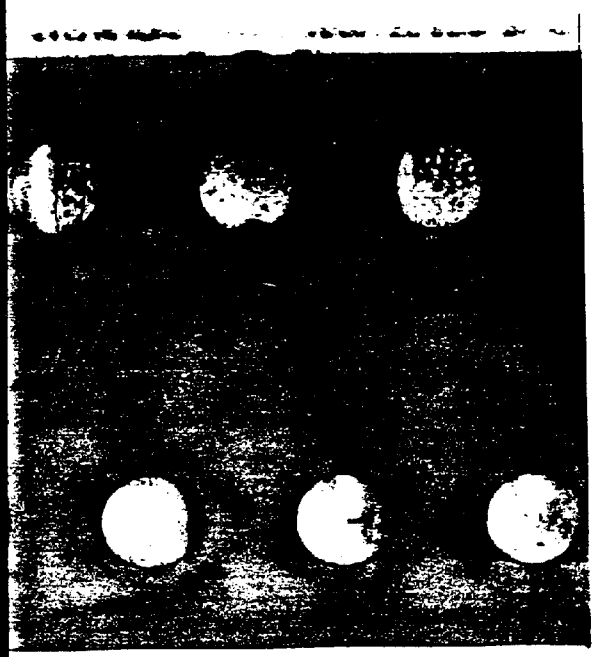
STATE OF TENNESSEE
COUNTY OF DAVIDSON

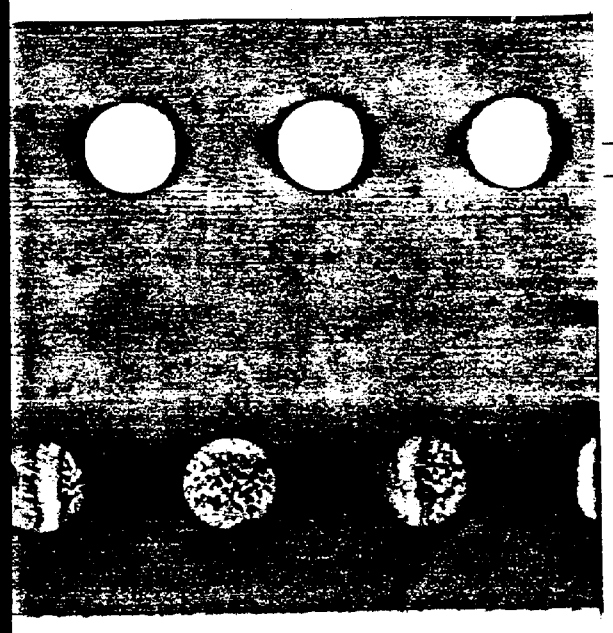
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA T. EZELL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of MARGARET KAIN TUGGLE, as her Attorney in Fact as the free act and deed of the within named MARGARET KAIN TUGGLE.

Witness my hand and official seal at Nashville, Tennessee, the 31st day of January, 1990.

07-14-92
my commission expires

June E. Atkinson
notary public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8036 PAGE 851

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 120000.00

CON TX 396.00

PRFEE 1.00

MOEED 6.00

TOTAL 403.00

CHECK 403.00

01/31/90 01 15:52 0001 8083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00627.

IDENTIF. REFERENCE

JAN 31 3 55 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 289127