VIII-C/SA31 JRR/aw 06/14/91

Box 15

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

WARRANTY DEED

BOOK 8423 PAGE 354

Address New Owner(s) as follows: THOMAS R. ALEXANDER, 1320 Lawrence Avenue, Madison TN 37115

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. 11D-25415 - Map 043-01-1 088.00

For and in consideration of the love and affection that I have for my only son, THOMAS R. ALEXANDER, and in further consideration of my son, THOMAS R. ALEXANDER, assuming and paying all real property taxes beginning 1991, paying and providing insurance coverage on the real property, including fire, extended coverage and liability, and providing all necessary repairs and maintenance on and to the real property, I, DOROTHY ALEXANDER, widow, reserving in myself an estate for and during my natural life, have bargained and sold, and by these presents do hereby transfer and convey unto my son, THOMAS R. ALEXANDER, his heirs and assigns, a fee simple remainder estate to commence upon my death, in and to that certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being the Northeast part of Lot "B" on the Map of H. B. Ready's Subdivision of record in Book 161, page 107, Register's Office for Davidson County, Tennessee, as revised in Book 332, page 110, Register's Office for said County.
>
> Said part of said Lot fronts 126 feet on the south side of Lawrence Avenue and runs back between parallel lines, along the west line of Lot "S", 345 feet to a dead line.
>
> Being the same property conveyed to Thomas Henry Alexander and wife, Dorothy Alexander, by Deed from Emma Gillespie, a widow, of record in Book 1639, page 521, Register's Office for Davidson County, Tennessee. The said Thomas Henry Alexander is deceased.
>
> This is improved property, located at and known as 1116 Lawrence Avenue, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD a fee simple remainder estate to commence upon my death in said tract or parcel of land, with the appurtenances, estate, title and interest thereto then belonging to the said THOMAS R. ALEXANDER, his heirs and assigns, forever;

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97.65

and I, DOROTHY ALEXANDER, a widow, do covenant with the said THOMAS R. ALEXANDER that I am lawfully seized and possessed of said land in fee simple, have a good right to convey a fee simple remainder estate, and the same is unencumbered.

I do further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said land to the said THOMAS R. ALEXANDER, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness my hand this 20 day of June 1991.

Dorothy Alexander
DOROTHY ALEXANDER

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 DOROTHY ALEXANDER, a widow, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 20th day of June 1991.

Notary Public

My commission expires My Commission Expires Sept. 24, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $24,500.00

Affiant
Thomas R. Alexander

Subscribed and sworn to before me this 20th day of June 1991.

Notary Public

My Commission expires: My Commission Expires Sept. 24, 1994

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
Nashville TN 37201

Aug 19 3 10 PM '91

4 0 0 9 0

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

RECEIVED OF _____

FOR _____

BOOK 8423 PAGE 356

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	24500.00
CON TX	90.65
PRFEE	1.00
WDEED	6.00
TOTAL	97.65
CHECK	97.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/12/91 01 15:41:0001 4734

40060

IDENTIFICATION REFERENCE

AUG 19 3 10 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 451262