This instrument prepared by:

John H. Hyder and wife,
Tawanda R. Hyder

Sam M. Balthrop
BALTHROP AND PERRY
An Association of Attorneys
102 Frey Street, P. O. Box 82
Ashland City, Tennessee 37015

TO:

Maude E. Strasser
104 Wychewood Cove
Madison, Tennessee 37115

MAP: 43-15

PARCEL: 195

SEND TAX BILLS TO SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, JOHN H. HYDER and wife, TAWANDA R. HYDER, Grantors herein; have bargained and sold and by these presents do convey unto MAUDE E. STRASSER, Grantee herein, her heirs and assigns, the following described property:

LAND in Davidson County, Tennessee, being Lot No. 95 in the Kingsway Green Subdivision as shown by the plat which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, to which record reference is hereby made.

AND BEING the same property conveyed to John H. Hyder and wife, Tawanda R. Hyder, by deed from Kingsway Green Subdivision of record at Book _____, page _____, Register's of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and covenants of record in Book 4280, page 68, Register's Office of Davidson County, Tennessee, and all zoning ordinances or laws of any governmental authority.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered unless otherwise herein set forth. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF We have hereunto set our hands this the 14th day of November, 1990.

John H. Hyder
JOHN H. HYDER

Tawanda J. Hyder
TAWANDA J. HYDER

STATE OF TENNESSEE
COUNTY OF Clarksville

7304 08-27-0101 03CHECK 44.00

Personally appeared before me, a Notary Public in and for said State and County, JOHN H. HYDER and wife, TAWANDA J. HYDER, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS MY HAND, at office, this the 14th day of November, 1990.

Tammie Bivens
NOTARY PUBLIC

My Commission Expires: 3-19-93

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this conveyance or fair value of the property, whichever is greater, is $ 41,000.

Affiant

SWORN to and subscribed before me this the 27th day of ~~November~~ August, 1991, ~~1990~~.

S. Edwards - Dep. Reg.
~~NOTARY PUBLIC~~

~~My commission expires:~~

42271

Aug 27 11 15 AM '91

PICK-UP

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8429 PAGE 26

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MG 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 37.00
PRFEE 1.00
WDEED 6.00
TOTAL 44.00
CHECK 44.00

08/27/91 01 11:17 0001 7304

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42271

IDENTIFICATION REFERENCE

AUG 27 11 15 AM '91

No. 453792