BOOK 9244 PAGE 491

PICK-UP

94 FEB -8 AM 10:17

REGISTER
DAVIDSON COUNTY, TN.

16060

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

JOE McALLISTER AND WIFE,
GLORIA M. McALLISTER
4511 Gra-mar Drive
Nashville, Tn 37216
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 43-13, PARCEL 262

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2010.00.

AFFIANT
Subscribed and sworn to me, this the 11TH day of JANUARY, 1994.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Denise C. Allis
Notary Public
My commission expires: 5-11-96

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 which are hereby expressly acknowledged, WE, JAMES HUMPHREY AND WIFE, SARAH HUMPHREY, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JOE McALLISTER AND WIFE, GLORIA M. McALLISTER, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as LOT 38, CHERRY STREET, DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE

covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

JAMES HUMPHREY AND JAMES HUMPHREY, JR. are one and the same person.

WITNESS OUR HANDS this 11TH day of JANUARY, 1994.

JAMES HUMPHREY

SARAH HUMPHREY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES HUMPHREY AND WIFE, SARAH HUMPHREY, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 11TH day of JANUARY, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

Being Lot #38 of Block "C" on the Plan of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County. Said Lot #38 is described as follows:

Beginning on the southerly margin of Cherry Street at corner of Lots #37 and #38; thence with the line between said Lots southwardly 140' to the northerly line of Lot #1; thence with the northerly line of said Lot westwardly 50' to the easterly margin of Brooks Avenue; thence with said Avenue northwardly 120' to the beginning of a curve; thence around said curve with a radius of 20' to the southerly margin of Cherry Street; thence with the southerly margin of said Street eastwardly 30' more or less to the point of beginning.

Being the same property conveyed to James Humphrey and wife, Sarah Humphrey, by Warranty Deed from Fred Gregory and wife, Dorothy L. Gregory, of record in Book 5100, page 84, Register's Office for Davidson County, Tennessee.

3725 02/08 0101 03CHECK 20.40

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. Unrecorded easements for roads and utilities, if any.



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

RECEIVED OF _____

FOR _____

BOOK 9244 PAGE 491

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 2010.00
CON TX 7.40
PRFEE 1.00
MDEED 12.00
TOTAL 20.40
CHECK 20.40

02/08/94 01 10:16 0001 3725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16060
IDENTIF. ↑ REFERENCE

94 FEB -8 AM 10: 17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.754481