40130

BOOK REFERENCE PAGE 9635:821

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
P.O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Barbara Ann Strickland Thompson, et al 816 Dry Creek Road Goodlettsville, TN 37072	James D. Strickland, et ux 816 Dry Creek Road Goodlettsville, TN 37072	Map 24 Parcels101 & 194 Field Book 10D-30245 & 10D-52040

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, JAMES D. STRICKLAND and wife, JESSIE L. STRICKLAND, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto BARBARA ANN STRICKLAND THOMPSON and LESLIE VESHAUN TAYLOR, hereinafter referred to as the "GRANTEES", their heirs and assigns, as joint tenants, with survivorship obtaining, and not as tenants in common, subject to a life estate reserved in James D. Strickland and wife, Jessie L. Strickland, or the survivor of them, for and during the natural lifetime of both of them, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 10th Civil District of said County and State, described according to a survey made by Wayne S. Cooper, Sr., dated December 20, 1968, as follows:
>
> Beginning at an iron pin on the westerly margin of Dry Creek Road at a point south 3 deg. 30' west 180 feet from the southeast corner of the Bob McCasland's property; thence south 87 deg. 37' west 425.1 feet; thence south 69 deg. 51' west 602 feet; thence south 56 deg. 28' west 162 feet; thence north 79 deg. 22' east 257.05 feet; thence north 70 deg. 32' west 466.3 feet; thence north 87 deg. 37' west 425.1 feet to the westerly margin of Dry Creek Road, thence with the same north 8 deg. 32' west 15.5 feet and north 3 deg. 30' east 170.1 feet to the beginning, containing 4.33 acres, more or less.
>
> BEING the same property conveyed to James D. Strickland and wife, Jessie L. Strickland, by deed from John A. Parrish and wife, Wilma Lee Parrish, of record in Book 4301, page 27, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for the improved property is 816 Dry Creek Road, Goodlettsville, TN 37072. The current mailing address for the unimproved property is 818 Dry Creek Road, Goodlettsville, TN 37072.

By this conveyance, the GRANTEES, BARBARA ANN STRICKLAND THOMPSON and LESLIE VESHAUN TAYLOR, intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's heirs or personal representatives.

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT AN EXAMINATION OF THE TITLE TO THE REAL PROPERTY DESCRIBED HEREIN.

LIFE ESTATE: The GRANTORS, JAMES D. STRICKLAND and wife, JESSIE L. STRICKLAND, reserve for themselves, or the survivor of them, a life estate in and to the real property, as hereinabove described, together with the improvements thereon and the appurtenances thereto. During the term of their respective life estates, the GRANTORS, JAMES D. STRICKLAND and wife, JESSIE L. STRICKLAND, will be solely responsible for all costs or expenses relating to the upkeep, maintenance, taxes and insurance on the said property and they will maintain the said property in the same condition as the property is in on the date of the execution of this Warranty Deed.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and except for such other matters as may appear of record.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 31st day of March, 1995.

"GRANTORS"

James D. Strickland
JAMES D. STRICKLAND

Jessie L. Strickland
JESSIE L. STRICKLAND

"GRANTEES"

Barbara Ann Strickland Thompson
BARBARA ANN STRICKLAND THOMPSON

Leslie VeShaun Taylor
LESLIE VESHAUN TAYLOR

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D. STRICKLAND, JESSIE L. STRICKLAND, BARBARA ANN STRICKLAND THOMPSON and, LESLIE VESHAUN TAYLOR, 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 31st day of March, 1995.

DIANA C. FREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: 7/26/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Barbara Ann Strickland Thompson
Affiant

Sworn to and subscribed before me, this the 31st day of March, 1995.

DIANA C. FREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: 7/26/97

2130 04-0 21.00 TRUCHECK

305.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9635 PG 823

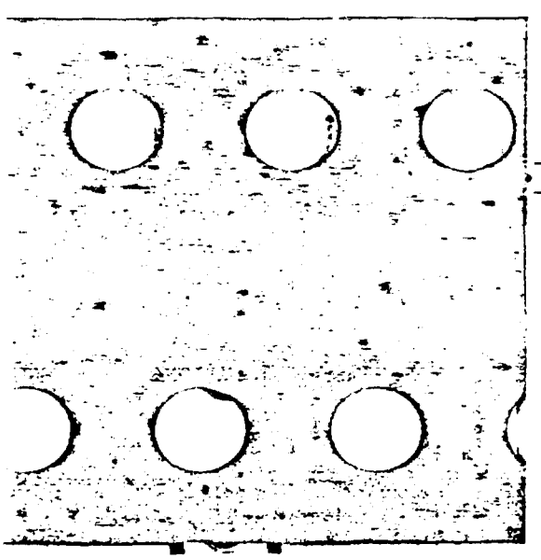
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30000.00
CON TX 296.00
PRFEE 1.00
AGREED 8.00
TOTAL 305.00
CHECK 305.00

04/04/95 01 08:47 0001 7120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48130

IDENTIF. & REFERENCE

95 APR -4 AM 8:10

DAVIDSON COUNTY, TN

No. 896647