TAX EXEMPT

103424

BOOK 9869 PG 162

This instrument was prepared from information supplied by client:

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Milton Wayne Alred, et ux 116 Ray Avenue Old Hickory, Tn. 37138	Same	53-15 2

THIS INSTRUMENT WAS PREPARED BY: DAVID E. PHILLIPS, ATTORNEY AT LAW, 2525 Lebanon Road, Nashville, TN 37214

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STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 2,000.00.

AFFIANT:

NOTARY PUBLIC 9-26-98 My Commission Expires:

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FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, JAMES EDWARD ALRED and wife, MARY HELEN ALRED, GRANTOR(S), have (has) bargained and sold, and by these presents do(es) transfer and convey unto MILTON WAYNE ALRED and wife, JULIA O. ALRED, their (his/her/) heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND lying in the 4th Civil District of Davidson County, City of Lakewood, Tennessee, described as follows:

BEGINNING at an iron pin in the north boundary line of the Milton Hayes Alred and James Edward Alred property of record in Book 6266, Page 299, Register's Office for Davidson County, Tennessee, said point being S 88 deg. 45' W, 288.8 feet from where said boundary intersects the right-of-way margin of Ray Avenue; thence with new lines, S 14 deg. 12' 30" W, 410.12 feet to an iron pin; thence N 75 deg. 38' 20" W, 150.86 feet to an iron pin; thence N 14 deg. 12' 30" E, 368.00 feet to an iron pin in the north boundary line of said Alred property; thence with said boundary, N 88 deg. 45' E, 156.53 feet to the point of beginning, containing 1.35 acres, more or less.

ALSO conveyed is a 25 foot access and utility easement that extends from the cul-de-sac margin of Ray Avenue westerly through the above described tract along the northerly boundary line of said Alred property.

BEING a portion of the same property conveyed to Milton Hayes Alred and James Edward Alred, (the said Milton Hayes Alred having since died), by deed from Altha Mai Alred, a widow, of record in Book 6266, Page 299, Register's Office for Davidson County, Tennessee. Mary Helen Alred joins in this conveyance to transfer any right, title and interest she may have in said property as the wife of James Edward Alred.

This is improved [ ] unimproved [X] property, known as 116 Ray Avenue, Old Hickory, Tennessee 37138.

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, successors 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 except of record.

AND we do further covenant and bind ourselves and our heirs and representatives, to WARRANT and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand, s this 20 day of October, 1995.

JAMES EDWARD ALRED: James Edward Alred

MARY HELEN ALRED: Mary Helen Alred

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, James Edward Alred, and wife, Mary Helen Alred, the bargainer(s), with whom I am personally acquainted, or who presented adequate proof of identity, and acknowledged that that they (he, she) executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 20th day of October, 1995.

Helen Cogues
NOTARY PUBLIC

My Commission Expires: March 22, 1999

DAVIDSON COUNTY, TN

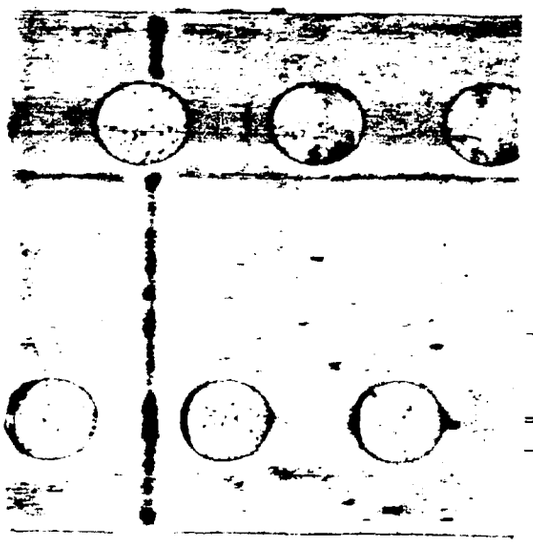
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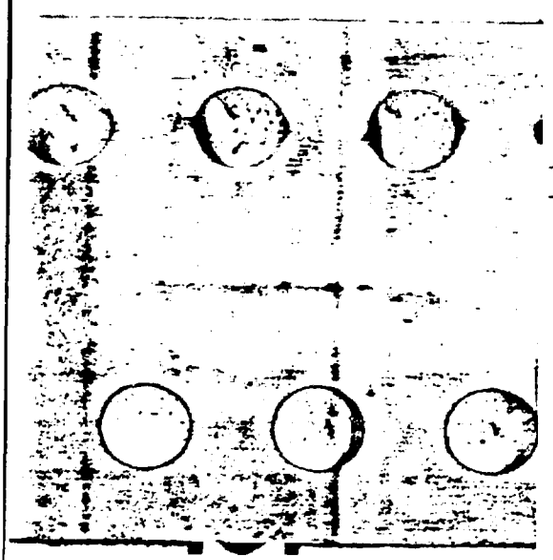
DAVIDSON COUNTY T.H.

0126068

IDENTIFICATION EVIDENCE

1752 11/27 0101 03CHECK 15.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 9869 PG 164

FOR _____

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 2000.00
CON TX 7.40
PRFEE 1.00
WDEED 8.00
TOTAL 16.40
CHECK 16.40

11/27/95 01 14:54 0001 1752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0126068

IDENTIFICATION REFERENCE

95 NOV 27 PM 2:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 980280