20A

This instrument was prepared by:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

BOOK 9955PG 68

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
KEVIN MONCRIEF	Same	129-11-073
452 Moss Trail		
Apt. A-14		
Goodlettsville, TN 37072		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this 22 day of February 1996.

Notary Public

My Commission Expires:
9-18-99

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE ESTATE OF W.C. MONCRIEF, JR., referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto KEVIN MONCRIEF hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 18 on the Plan of Clark Place, Section III, Goodlettsville, Tennessee, Plat of record in Book 2330, page 11, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of the property.

Being part of the same property conveyed to W.C. Moncrief, Jr. by deed from Herschel Lowell Moore and Meryl Moore Hall, of record in Book 7599, page 154, Register's Office for Davidson County, Tennessee. Said property is subject to restrictive covenants of record in Book 2345, page 543, Register's Office for Davidson County, Tennessee. The said W.C. Moncrief, Jr. having since died and this transfer being made pursuant ot the Will of W. C.Moncrief, Jr.

Subject to taxes for calendar year 1996 a lien not yet due and owing.

This is improved property on 111 Shevel Dr., Goodlettsville, TN 37072, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for taxes for the year 1966 which the Grantee herein assumes and agrees to pay.

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

WITNESS my hand this 22nd day of February, 1996.

ESTATE OF W.C. MONCRIEF, JR.

by: Thomas R. Moncrief, Executor
Thomas R. Moncrief, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22 day of February, 1996, before me personally appeared THOMAS R. MONCRIEF to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee this 22 day of February, 1996.

Notary Public

My Commission Expires:

9-18-99

0152716
IDENTIFICATION REFERENCE

96 FEB 22 PM 2:17
FELIX E. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

0481 02/22 0101 03CHECK 8.00

kwb/re/disc/mon1.wd