0160621

IDENTIF. # REFERENCE

BOOK 9980PG457

96 MAR 15 AM 11:41

REGISTER
DAVIDSON COUNTY, TN.

Warranty Deed

PICK-UP

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Windon H. Taylor and Sarah A. Taylor	Same as New Owner	Map 26-1 Parcel 111
629 Bonita Parkway		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Roger P. Alley and wife, Christian S. Alley (hereinafter, jointly and severally, "Grantor"), have this day bargained and sold and do hereby transfer and convey a one-third (1/3) undivided interest in and to said real property unto the said Windon H. Taylor and wife, Sarah A. Taylor (hereinafter, jointly and severally, "Grantee"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Being Lots Nos. 22, 23 and 24 of the Looney Subdivision at Goodlettsville, Tennessee.

Said lots Nos. 22, 23 and 24 front together 75 feet on the easterly side of Goodlettsville Pike and run back between parallel lines to the right-of-way of the L. & N. Railroad Company, and measure 408 feet on the North margin and 382 feet on the southern margin, said marginal measurements being more or less.

Being the same property conveyed to Sarah H. Taylor, Martha A. Malone and Roger P. Alley from Clinnie Alley, a widow by deed dated October 7, 1985 of record in Book 6678, page 533, Register's Office, Davidson County, Tennessee.

Christian S. Alley joins in this conveyance to convey any marital interest which she might have in said property.

Improved property known as 134 Two Mile Pike, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, their successors, heirs and assigns forever, and Grantor covenants that they 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 that which appears of record.

Grantor further covenants and binds themselves, their heirs, successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 2nd day of March, 1996.

Christian S. Alley
Christian S. Alley

Roger P. Alley
Roger P. Alley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary, a Notary Public in and for said County and State, Christian S. Alley and Roger P. Alley the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of March, 1996.

Carole E. Ann McCallum
Notary Public

My Commission Expires:

My Commission Expires NOV. 20, 1996

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Roger P. Alley
Roger P. Alley, Affiant

Subscribed and sworn before me, this the 2nd day of March, 1996.

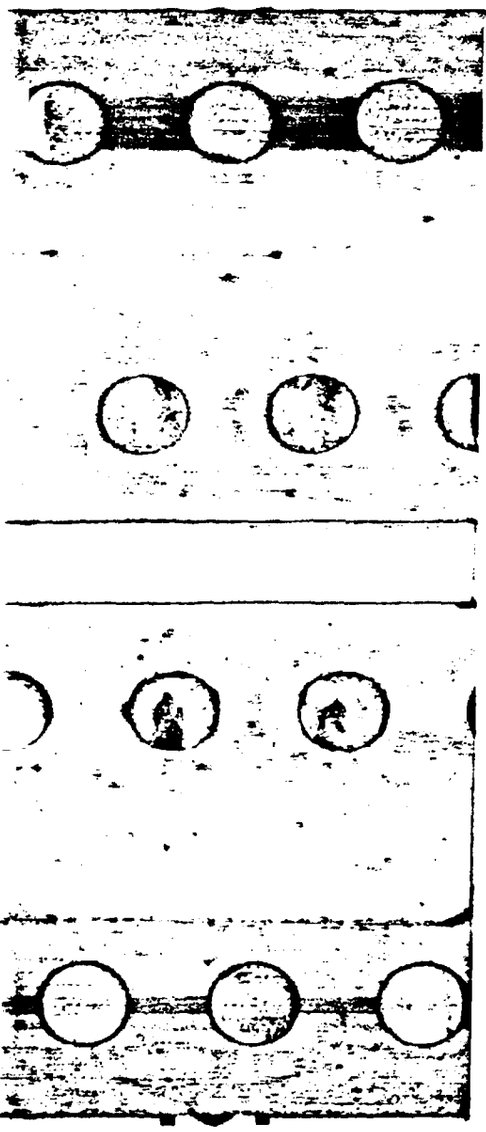
Carole E McCallum
Notary Public

My Commission Expires:

3989 03/15 E.01 03CHEEK

83.00

This instrument prepared by: Martha Alley Mathis, 134 Two Mile Pike, Goodlettsville, Tennessee 37072.



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

RECEIVED OF _____

FOR _____

BOOK 9980 PG 459

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	20000.00
CON TX	74.00
PRFEE	1.00
MDEED	8.00
TOTAL	83.00
CHECK	83.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8989

0160621
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96 MAR 15 AM 11:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017052