0207552

IDENTIF. ↑ REFERENCE

96 JUL 26 AM 9:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10133 PG 236

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **24th** day of **July, 1996** between **Spence J. Talley and Zetta W. Talley, married** , GRANTORs, and **Sereta Shaw, unmarried,** as GRANTEE.

W I T N E S S E T H, That said Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the west 100 feet of Lots Nos. 21, 23, 25, and 27, of Block A2 on the Plan of Hadley's Bend City, as of record in Book 421, page 120, Register's Office for said County.

Said part of said lots front 100 feet on the east side of University Avenue and run back between parallel lines 100 feet to a dead line in the rear on which is measures 100 feet.

Being the same property conveyed to Spence J. Talley by deed from Freddie Mae Glover, unmarried of record in Book 7568, patge 678, Register's Office for Davidson County, Tennessee.

Subject to any and all restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said Zetta W. Talley joins in this conveyance to convey any and all interest she may have in said property including, but not limited to her marital interest.

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, their heirs and assigns, forever; and we do covenant with said Grantee 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, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s ve hereunto set their hand and seal this day and year first above written.

WITNESSES

_____

_____

Spence J. Talley

Spence J. Talley,

Zetta W. Talley

Zetta W. Talley,

BOOK 10133 PG 237

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Spence J. Talley and Zetta W. Talley, the bargainors, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal this24th day of July, 1996.

Jennifer R Luce
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/98

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $41,000.00

Sereta Shaw
Affiant

Subscribed and sworn before me this 24th day of July, 1996

Jennifer R Luce
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/98

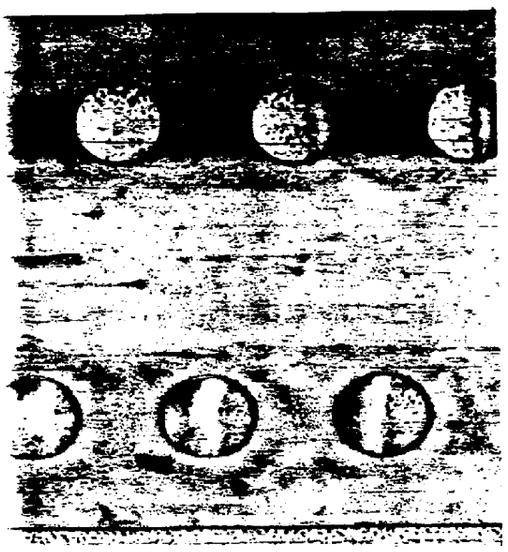
Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

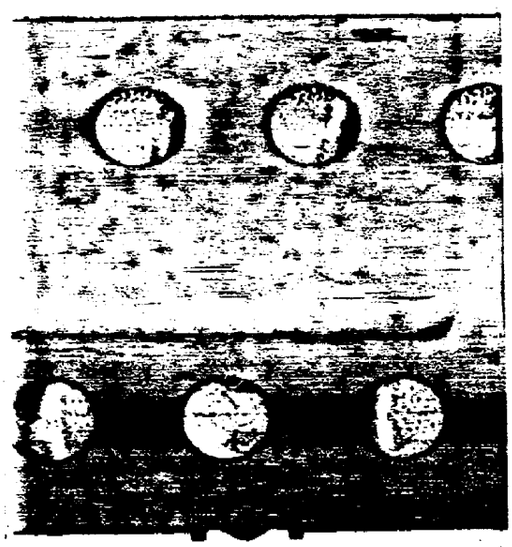
Address of New Owner:
Sereta Shaw
4032 University Avenue
Old Hickory, Tennessee 37138

Send Tax Bills To:
National Bank of Commerce
7770 Poplar Avenue
Germantown, 38138

Map & Parcel No.
Map 63 Group 08 Parcel 80.00

9519 07/26 0101 03CHECK 160





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

RECEIVED OF _____

FOR _____

BOOK 10133 PG 238

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	41000.00
			CON TX	151.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	160.70
			CHECK	160.70
07/26/96	01		09:10 0001	9519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207552
IDENTIF. ↑ REFERENCE

96 JUL 26 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1067133