K 10158

This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BK 10158 PG 353

ADDRESS NEW OWNER:
LOIS MASTON MOODY
4539 Baton Rouge Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
None

MAP AND PARCEL:
MAP 75-04
PARCEL 067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ROBERT B. ALEXANDER and wife, CLETA R. ALEXANDER, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto LOIS MASTON MOODY, unmarried, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 300 on the Plan of Tulip Grove, Section Five, as of record in Plat Book 4175, Page 71, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert B. Alexander and wife, Cleta R. Alexander by deed from Marilda A. Ozment Smith and husband, William Nathan Smith of record in Book 8879, Page 327, said Register's Office.

This is improved property known as 4539 Baton Rouge Drive, Hermitage, TN 37076.

This conveyance is made subject to the following:

1. 1996 County Taxes, which have been prorated and assumed by the Grantee.

2. Restrictive Covenants of record in Book 4349, Page 112, Register's Office of Davidson County, Tennessee, and as amended by instrument of record in Book 4367, Page 936, said Register's Office.

3. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Tulip Grove, Section Five, of record in Plat Book 4175, Page 71, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said LOIS MASTON MOODY, her heirs and assigns, forever; and we, ROBERT B. ALEXANDER and wife, CLETA R. ALEXANDER, do further covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and 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 GRANTEE, 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.

Witness our hands this the 15th day of August, 1996.

Robert B. Alexander
ROBERT B. ALEXANDER

Cleta R. Alexander
CLETA R. ALEXANDER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, ROBERT B. ALEXANDER and wife, CLETA R. ALEXANDER, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 15th day of August, 1996.

Cathleen C. Hensley
NOTARY PUBLIC

CATHLEEN C. JEFFREY NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

Lois Proctor Moody
AFFIANT

Subscribed and sworn to before me on this 15th day of August, 1996.

Cathleen C. Hensley
NOTARY PUBLIC

CATHLEEN C. JEFFREY NOTARY PUBLIC

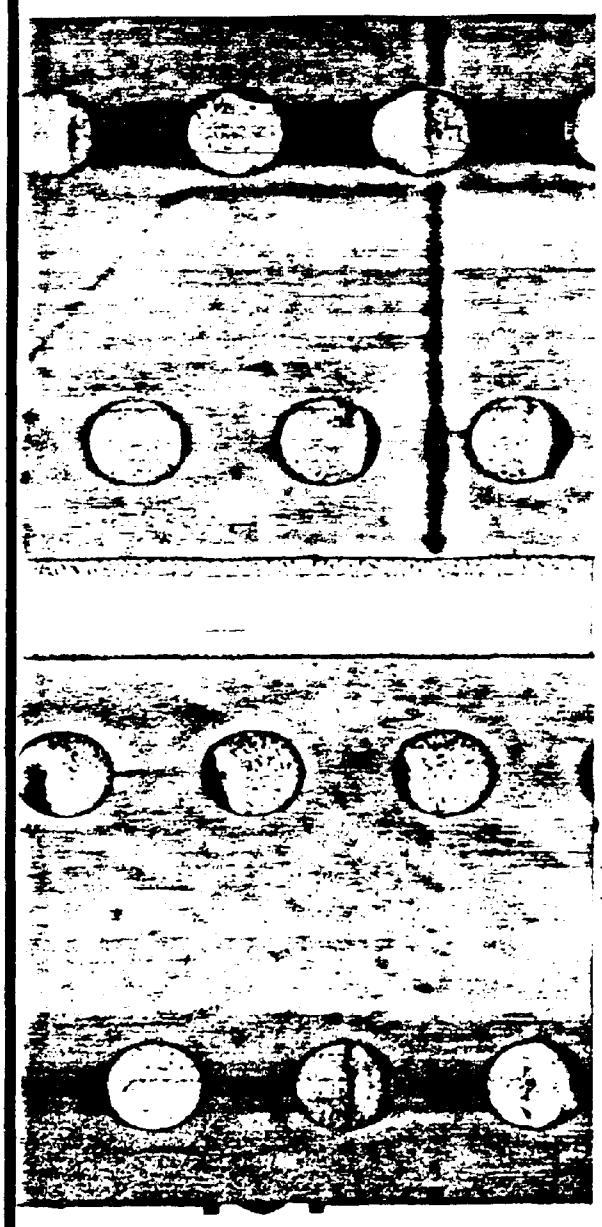
My Commission Expires: January 25, 1997

021515
IDENTIFICATION REFERENCE

96 AUG 16 AM 9:51
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2709 08/15 0101 03CHECK 434.50

10158



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

RECEIVED OF _____

FOR _____

BOOK 10158 PG 355

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	
			115000.00	
			CON TX	425.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	434.50
			CHECK	434.50
08/16/96	01	09:53 0001		7709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215155
IDENTIF. # REFERENCE

96 AUG 16 AM 9:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020275