BOOK 10265 PG 354

22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 96

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS J. ALLISON, JR.	SAME	92-13-469
(NAME)	(NAME)	
3727 ELKINS AVENUE		11W-85098
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DANIEL VAN BRACKLE AND WIFE, CYNTHIA L. VAN BRACKLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS J. ALLISON, JR. AND WIFE, JO ANN S. ALLISON

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 12, of Block 23, on the Plan of CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE, of record in Book 57, pages 160 and 161, Register's Office for DAVIDSON County, Tennessee.

SAID part of Lot No. 12 fronts 53 feet on the southerly margin of Elkins Avenue and extends back 150 feet on the westerly line and 150 feet on the easterly line to a dead line in the rear, measuring 50.9 feet thereon.

BEING the same property conveyed to DANIEL VAN BRACKLE AND WIFE, CYNTHIA L. VAN BRACKLE, by deed from Joe Whitfield and Christine Dorris, as sole heirs at law of Grace Whitfield Porter, of record in Book 7672, page 293, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of CYNTHIA L. VAN BRACKLE, by DANIEL VAN BRACKLE, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 3723 ELKINS AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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, 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 said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 13th day of November 19 96

DANIEL VAN BRACKLE

CYNTHIA L. VAN BRACKLE
By: Cynthia L. Van Brackle By Daniel Van Brackle
DANIEL VAN BRACKLE, ATTORNEY-IN-FACT

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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 DANIEL VAN BRACKLE

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 13th day of November, 19 96

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

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 DANIEL VAN BRACKLE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of CYNTHIA L. VAN BRACKLE, as her Attorney-in-Fact, as the free act and deed of the within named CYNTHIA L. VAN BRACKLE.

WITNESS my hand and official seal at Nashville, Tennessee, this 13TH day of NOVEMBER, 1996.

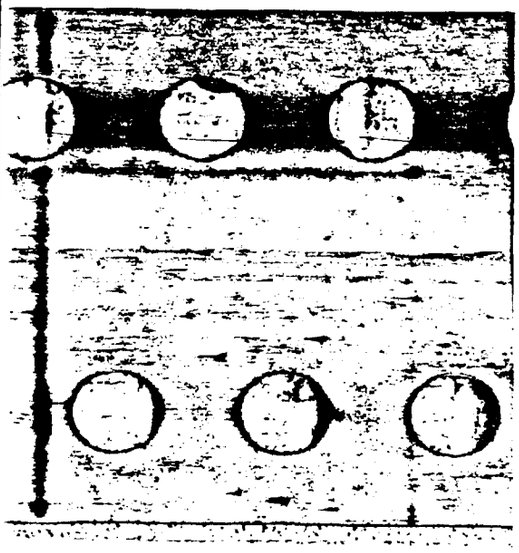
My Commission Expires: 07/26/97

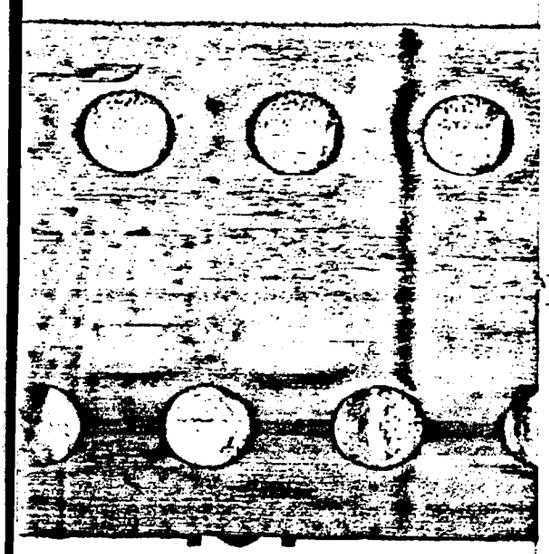
NOTARY PUBLIC I. DYKE TATUM

024825
IDENTIF. ↑ REFERENCE

96 NOV 20 PM 2:28
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7458 11/20 0101 03CHECK 129.25





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

RECEIVED OF _____

FOR _____

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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 32500.00
				CON TX 120.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 129.25
				CHECK 129.25
11/20/96	01			14:30 0001 7458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 024825

96 NOV 20 PM 2:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1090168