Mail

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10706 PG 559

OUR FILE NUMBER: R6774

MAP/GROUP/PARCEL
081-16-0-311.00 &
081-16-0-134.00

NEW OWNER'S NAME AND ADDRESS:
Ralph E. Allen
331 Moncrief Avenue
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, John Sherman Childers, Jr. and Johns Sherman Childers, Sr., hereinafter called Grantors, do hereby transfer and convey unto Ralph E. Allen, an unmarried man, his heirs and assigns, hereinafter called Grantee, property described as follows:

PARCEL 1:
Land in the Tenth Civil District. All except the Southerly ten feet of Lot #29 on the map of Moncrief Subdivision of the Allen Mathes' lands as shown by survey of Erie Drake County Surveyor of Davidson County, Tennessee.

Said Northerly part of Lot #29 fronts 50 feet, 10 feet North of the North side of Moncrief Avenue and runs back on East Line 288.7 feet and runs back on the West side 305.4 feet and shows 53.7 feet on the back side being the same property as of record in Book 1082, Page 667, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors by Quitclaim Deed of Record in Book 8483, Page 711, Register's Office for Davidson County, Tennessee.

PARCEL 2:
Being the easterly 25 feet of Lot No. 30, of the Moncrief Subdivision of the Allen Mathes lands, as shown by survey of Erie Drake, County Surveyor for Davidson County, Tennessee, said 25 feet of Lot 30 runs back 322 feet on its westerly margin and approximately 314 feet on its easterly margin.

Being the same property conveyed to Grantors by Quitclaim Deed of record in Book 8538, Page 368, Register's Office for Davidson County, Tennessee.

April Childers, wife of John Sherman Childers, Jr., joins in this conveyance for the purpose of conveying her marital interest in said property.

Jeanette Childers, wife of John Sherman Childers, Sr., joins in this conveyance for the purpose of conveying her marital interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

John Sherman Childers Jr
John Sherman Childers, Jr.

April Childers
April Childers

BOOK 10706 PG 560

John S Childers Sr
John Sherman Childers, Sr.

Jeanette Childers
Jeanette Childers

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, John Sherman Childers, Sr. and wife, Jeanette Childers, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 24th day of November, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, John Sherman Childers, Jr. and wife, April Childers, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 24th day of November, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $55,000.00.

Ralph E. Allen
AFFIANT

Sworn to and subscribed before me, this the 24th day of November, 1997.

NOTARY PUBLIC

My Commission Expires:
2/3/98

MAIL ENV.
97 DEC -3 P1:12:36
0376038
IDENTIFICATION REFERENCE
6629 12/03 0101 003MCD

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10706 PG 561

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

DMT 53000.00
CO. TX 265.50
PRFEE 1.00
MISCEL 8.00
TOTAL 274.50
CHECK 274.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0376038
IDENTIFICATION REFERENCE

97 DEC -3 PM 12:36

FELIX Z. WILSON, II
REGISTER
DAVIDSON CO. TN.

No.1227453