Send Tax Bills To:
Gisele Mackey
1501 Pleasant Hill Rd.
Nashville, Tn 37214
New Owners' Address:
Same

Map 121; Parcel 52
3D-78280

This Instrument Prepared By:
Richard F. LaRoche, Sr.
Attorney at Law
P. O. Box 1648
Murfreesboro, TN 37133-1648

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, *FRANCES L. ALEXANDER, a widow*, have this day bargained and sold and by these presents do hereby transfer and convey unto *GISELE MACKEY*, her heirs and assigns, forever, that certain tract or parcel of real estate, situated in the 3rd Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

> Beginning at a planted stone the northwest corner of a tract of land as described in Book 275, page 733, of the Register's Office of Davidson County, Tennessee and runs thence south 87-1/2 degrees east 150 feet; thence south at right angles seventy two feet to the center of the County Road; thence with the center of said County Road 150 feet to a point in the western boundary line of said tract; thence north with said western boundary line 125 feet to the beginning.
>
> Being the same property conveyed to B. C. Alexander and wife, Frances L. Alexander by deed from Ruby Ellis Huggins and husband, Jeff M. Huggins, dated June 24, 1976, of record in Deed Book 5038, page 792, Register's Office for Davidson County, Tennessee, the said B. C. Alexander having since died, leaving his widow, the undersigned Frances L. Alexander, as the surviving tenant by the entirety in and to said property.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereto belonging, unto the said *GISELE MACKEY*, her heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate, have a good right to convey the same, and that it is unencumbered, except for the lien of 1998 real estate taxes, which taxes will be paid by the grantor.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate to the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of the property is to be given with delivery of this instrument.

WITNESS my hand on this the 4th day of February, 1999. F L A

Frances L Alexander
Frances L. Alexander

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named *FRANCES L. ALEXANDER, a widow*, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument (Warranty Deed) for the purposes therein expressed and contained.

WITNESS my hand and Official Seal at office in Murfreesboro, Tennessee, on this the 4th day of February, 1999. F. L. A

Judy S. McClain
Notary Public

My Commission Expires: 12/18/2000

AFFIDAVIT

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $40,000.00.

Frances L Alexander
Affiant

Subscribed and sworn to before me this the 4th day of February, 1999. F.L.A

Judy S. McClain
Notary Public

My Commission Expires: 12/18/2000

05473941

IDENTIFIER → REFERENCE

99FEB 10 AM 8:38

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

FEE END

4137 02/10 0101 03CHECK 159.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11334 PAGE 777

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0547394
IDENTIF. ↑ REFERENCE

99FEB 10 AM 8:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	159.00
CHECK	159.00

02/10/99 01 08:37 0001 4137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423427