BK 3218

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the grantees Howard W. Allen and wife, Judy R. Allen, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by William A. Wallace and wife, Dorothy L. Wallace, to Miller Kimbrough, Trustee, of record in Book 2826, page 541, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees.

we, William A. Wallace and wife, Dorothy L. Wallace have bargained and sold, and by these presents do transfer and convey unto the said Howard W. Allen and wife, Judy R. Allen 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. 10 on the Plan of Shadybrook Subdivision, Section 2, of record in Book 2663, page 42, Register's Office for said County, described as follows:

Said Lot No. 10 fronts 80 feet on the northerly side of Harper Place and runs back between parallel lines 200 feet to a dead line in the rear which measures 80 feet.

Being the same property conveyed to William A. Wallace and wife, Dorothy L. Wallace, by deed from Henry Hudson & Carson C. Driver, Jr., of record in Book 2803, page 273, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard W. Allen and wife, Judy R. Allen their heirs and assigns, forever.

And we do covenant with the said Howard W. Allen and wife, Judy R. Allen 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, except as here in above set out.

And we, William A. Wallace and wife, Dorothy L. Wallace do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Howard W. Allen and wife, Judy R. Allen their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th day of April, 1961

William A. Wallace

Dorothy L. Wallace

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