WARRANTY DEED

For and in consideration of ;the sum of TEN AND NO/100- - -($10.00)- - - cash in hand paid by Albert H. Wallace Jr., and wife, Mary S. Wallace, and other good and valuable considerations the receipt of all of which is hereby acknowledged, and as a further consideration the said grantees, hereby assume and agree to pay the unpaid balance now owing on one certain note dated July 22, 1959, in the original principal amount of $16,500.00 and secured by a deed of trust of record in Book 2944, page 379, Register's Office for Davidson County,Tennessee.





We, Walter G. Roark and Nell S. Roark, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Albert H. Wallace Jr. and wife, Mary S. Wallace, hereinafter called the Grantee, his heirs, successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 386 on the Plan of Sunset View, Section V., as of record in Book 2854, page 20, Register's Office for said County.

Said Lot No. 386 fronts 95 feet on the northerly side of Ridgeland Drive, and runs back 333.5 feet on the easterly line and 391.8 feet on the westerly line, to a dead line in the rear on which it measures 184.3 feet thereon.

Being the same property conveyed to Walter G. Roark by deed from John W. Griffis and wife, Phyllis Griffis of record in Book 3067, page 27, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenanes, estate, title andinterest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is 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 as set out above and restrictions of record.

CLARENCE O. INGRAM
ATTORNEY AT LAW
2544 LEBANON ROAD
NASHVILLE, TENNESSEE

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