WARRANTY DEED

BOOK 4268 PAGE 496

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ethel Burks Wallace	1421 Stainback Ave	12DA-43005
(NAME)	(NAME)	
1421 Stainback Ave	Same	Map 71-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 260
Nashville 37207 Tenn.	Nashville 37207 Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- Dollars, cash in hand paid by Ethel Burks Wallace and Lucille Wallace Mefford, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said Ethel Burks Wallace and Lucille Wallace Mefford and their agreement to pay the unpaid balance of $4,423.21 of an indebtedness in the original amount of $7,700.00 secured by deed of trust of record in book 2306, page 507, and assigned to First Federal Savings & Loan Association of Rochester by instrument of record in book 3937, page 682, Register's Office for Davidson County, Tennessee, we, Richard C. Croft and wife, Jean W. Croft

have this day bargained and sold, and do hereby transfer and convey unto the said Ethel Burks Wallace and daughter, Lucille Wallace Mefford, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 7 on the map of Highland Hills Subdivision, as of record in book 1130, page 40, Register's Office for said County.
Said lot No. 7 fronts 50 feet on the easterly side of Stainback Avenue and runs back between parallel lines 175 feet to a dead line.
Being the same real property conveyed to Richard C. Croft and wife, Jean W. Croft, by deed from Prentice R. Massey and wife, of record in book 3532, page 77, said Register's Office.

This conveyance is made subject to easement for public utility purposes and 35-foot building setback line as shown on plan of record in book 1130, page 40, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me, this the_____ day of

_____, 19____ Affiant

My commission expires:_____ (Affix Seal) Notary Public

This is improved ( ) unimproved (X) property, known as 1421 Stainback Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ethel Burks Wallace and Lucille Wallace Mefford, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as above set out and taxes for 1968.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ethel Burks Wallace and Lucille Wallace Mefford, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 11th *day of* September, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard C. Croft

Jean W. Croft

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs Lawrence Allen, *a Notary Public in and for said County and State,* Richard C. Croft and wife, Jean W. Croft

the within named bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, *Tennessee this* 12 *day of* September, *1968.*

Mrs Lawrence Allen *Notary Public*

Commission expires 5-10-72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... of the....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $8500.00. Affiant Beatrice Harrison
Subscribed and sworn to before me this 13th day of Sept. 1968

Deputy Register Andrew W. Rogg, Jr

SEP 13 68	CONV	*8,500.00			
SEP 13 68	S'TAX		A*	22.10	
SEP 13 68	PR'FEE		A*	.50	
SEP 13 68	W'DEED		A*	3.00	* 25.60

WARRANTY DEED

FROM
Richard C. Croft, et ux

TO
Ethel Burks Wallace, et al

A 12963

IDENTIF. REFERENCE

SEP 13 2 51 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail: Beatrice Harrison
1109 E. Cahal
37206