FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,700

R. L. Waller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF Nov 19 69.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty. at Law, 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roland Combs, etal (NAME)	Guaranty Mortgage Company (NAME)	Map 96-11
616 Gailwood Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par 38
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert L. Waller and wife, Dorothy B. Waller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roland Combs, a single man, Goldie Tuttle and Alice Berry

HEREINAFTER CALLED THE GRANTEES, 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 582 on the Plan of Cloverhill, Section VIII, as of record in Book 2331, Page 10, Register's Office for Davidson County, Tennessee, more fully described as follows:

Said Lot No. 582 beginning at a point on the westerly margin of Gailwood Lane to the corner of Lot 582 and 583; thence with the line between said lots, westerly 180 feet to the corner of Lot 581 and 582; thence with the line between said lots south 226.1 feet to a point on the northerly margin of Cloverhill Drive; thence with the margin of the said drive, easterly 179.38 feet to the beginning of a curve; thence around said curve northeasterly 31.77 feet to a point on the westerly margin of Gailwood Lane; thence with the margin to the said Lane north 188 feet to the point of beginning.

Being the same property conveyed to Robert L. Waller and wife, Dorothy B. Waller by deed from John D. McNeal and wife, Myrtis S. McNeal as of record in Book 3977, Page 329, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2334, Page 307, and to an easement of record in Book 1207, Page 579, said Register's Office.

It is agreed and understood that the above named grantees assume and agree to pay the remaining balance of a first mortgage of record in Book 3211, Page 61, said Register's Office. By instrument of record in Book 3213, Page 73, this mortgage was assigned to Mutual Benefit Life Insurance Company.

The recording of this instrument clarifies that Robert L. Waller and wife, Dorothy B. Waller are the grantees in this instrument and to make notice that their names appear as both the grantees and grantors in a deed of record in Book 3977, Page 329, said Register's Office, and should only be named as *

This is unimproved ( ) improved ( ) property, known as 616 Gailwood Lane, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

*grantees in said instrument.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 7 day of November, 19 69

Robert L. Waller

Dorothy B. Waller

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Robert L. Waller and wife, Dorothy B. Waller

the 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 7 day of November 19 69

Commission expires March 11, 1973

[illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Robert L. Waller, etux

TO Roland Combs, etal

A 65708

IDENTIF. REFERENCE

JAN 12 11 17 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 12 70	CONV	11,700.00			
JAN 12 70	S'TAX		A*	30.32	
JAN 12 70	PR'FEE		A*	.50	
JAN 12 70	W'DEED		A*	3.00	* 33.82