This Instrument Was Prepared by
BOOK 4392 PAGE 208 ...NNEY, ...CKEY, ...RNEY & CASTLEMAN
WARRANTY DEED
215 ... Avenue, North
Nash... Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Wallace, etux	First Federal Sav. & Loan	Map. 70-1
(NAME) 3311 West Hamilton	(NAME) 236 Fourth Avenue, North	Par. 42
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees; CHARLES E. WALLACE, and wife, GERTIE WALLACE, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust of record in Book 2917, page 549, Register's Office for Davidson County, Tennessee; to which reference is here made; payable as therein specified;

We, ANCE J. KINNARD, and wife, MILDRED KINNARD,

have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES E. WALLACE, and wife, GERTIE WALLACE, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 299 on the Plan of Section V, Treppard Heights, as of record in Book 2663, page 100, Register's Office for said County.
Said Lot No. 299 fronts 80 feet on the southerly side of West Hamilton Avenue and runs back 690 feet, more or less, on the easterly line and 666.7 feet, more or less, on the westerly line, to the center line of Whites Creek on which it measures 81 feet, more or less.
Being the same real property conveyed to Ance J. Kinnard and wife, Mildred Kinnard, by deed from Alvin L. Breedlove and wife, Alyne Breedlove, of record in book 4331, page 961, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,700.00

Subscribed and sworn to before me, this the 15th day of January 19 70.

Affiant

My commission expires: Feb. 21, 1973 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3311 West Hamilton Avenue, Nashville, Tennessee. (House Number) (Street) 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 CHARLES E. WALLACE, and wife, GERTIE WALLACE, 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 hereinbefore set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* CHARLES E. WALLACE, and wife, GERTIE WALLACE, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* January, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ance J Kinnard

Mildred Kinnard

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas E. Ramsey, *a Notary Public in and for said County and State,* Ance J. Kinnard, and wife, Mildred Kinnard,

*the within named bargainor*S, *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* 15th *day of* January, *19*70.

Thomas E. Ramsey
Notary Public

Commission expires Feb. 21, 1973

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 .....

JAN 1970 CONV 13,684.64
JAN 1970 S'TAX A* 35.62
JAN 1970 PR'FEE A* .50
JAN 1970 W'DEED A* 3.00 * 39.12

Please return to: HUTTON REALTY CO., 935 Woodland St., Nashville, Tenn. 37206

WARRANTY DEED

FROM

ANCE J. KINNARD, ET UX

TO

CHARLES E. WALLACE, ET UX.

A 66221

IDENTIF. REFERENCE

JAN 19 9 03 AM '70

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

HUTTON Realty Co.

935 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
228-2691