DEED PREPARED BY J. K. WOODARD, ATTORNEY, MADISON, TENNESSEE

WARRANTY DEED

BOOK 4469 PAGE 654

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John A. Allen, Jr. et ux. (NAME)	Commerce Union Bank (NAME)	11D 21805
635 Mayview Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union (STREET ADDRESS)	Map 43-2
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par 75

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations including the assumption of and promise to pay by the Grantees the balance of a note in the original amount of $11,950.00 and secured by a deed of trust to James A. Green, Trustee, dated August 29, 1968, and recorded in Book 4267, page 988, RODC, Tennessee, to which deed of trust reference is here made for a more complete description of the terms of said note,

We, MARY E. WALLACE AND SON, RONALD LEE WALLACE, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN A. ALLEN, JR. and wife, CONNIE C. ALLEN, hereinafter called the GRANTEES,

THEIR *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 77 on the Map of Farview Subdivision, Section 3, as of record in Book 3700, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 100.1 feet on the northerly margin of Mayview Drive and runs back between lines measuring 113.9 feet on the easterly line and 136.9 feet on the westerly line to a dead line measuring 80.0 feet thereon.

Being the same property conveyed to Mary E. Wallace and son, Ronald Lee Wallace, by deed from Jones Lumber Company, Incorporated, by deed of record in Book 4267, page 986, 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 $ 16,873.21

Subscribed and sworn to before me, this the 24 day of December, 19 70

Affiant Ronald B. Buchanan

My commission expires Aug 4 1973 (Affix Seal)

Notary Public Gilbert L. Baker

This is unimproved ( ) improved (X) property known as 635 Mayview Drive, Madison, Tennessee 37115 (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 GRANTEES, 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 hereinabove assumed by Grantees herein and 1970 taxes which have been assumed by Grantees herein.

WE *further covenant and bind* OURSELVES, OUR *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, THEIR *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 24 *day of* December, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary E. Wallace

Ronald Lee Wallace

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED *a Notary Public in and for said County and State,* MARY E. WALLACE AND RONALD LEE WALLACE

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 MADISON, *Tennessee, this* 24th *day of* DECEMBER, *19* 70

Hubert L. Baker *Notary Public*

Commission expires Aug 4 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 .....

DEC 30 70 CONV 16,873.21
DEC 30 70 S'TAX A* 43.94
DEC 30 70 PR'FEE A* .50
DEC 30 70 W'DEEB A* 3.00 * 47.44

WARRANTY DEED

FROM
MARY E. WALLACE AND RONALD LEE WALLACE
TO
JOHN A. ALLEN, JR. et ux.
CONNIE C. ALLEN

300592

IDENTIF. REFERENCE

DEC 30 1 53 PM '70

FELIX Y. 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

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