BOOK 4506 PAGE 548

This Instrument prepared by: Robert E. Brawner, Attorney, 100 No. Main Bldg., Memphis, Tennessee

THIS INDENTURE, made and entered into this 12th day of May, 1971

by and between JAMES C. HARPER, JR., and wife, MARION L. HARPER, parties of the first part, and BERNARD D. WALLACE and wife, MARY ALICE WALLACE, parties

Map 149-4
Par. 241
PW

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in County of Davidson State of Tennessee, to wit:

Lot 616, Edge-O-Lake Estates, Section 13, as recorded in Plat of record in Plat Book 4175, Page 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to James C. Harper, Jr., and wife, Marion Lee Harper, by deed from Thurman Home Building Corporation, of record in Book 4388, page 299, Register's Office for Davidson County, Tennessee.

The said Marion L. Harper and Marion Lee Harper being one and the same person.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs and assigns in fee simple forever.

JUN-1E	CONV	28,200.00			
JUN-1E	S'TAX		A*	73.32	
JUN-1E	R'FEE		A*	.50	
JUN-1E	W'DEED		A*	3.00	* 76.82

And the said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except by 1971 City and County taxes, not yet due and payable, and plan of record in Book 4175, Page 33, of the Register's Office of Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considers, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by James C. Harper, Jr., and wife, Marion Lee Harper, to T. I. Holman, Jr., Trustee, of record in Book 4388, page 301, Register's Office for Davidson County, Tennessee, to which said instrument reference is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

WITNESS the signatures of the said parties of the first part the day and year first above written.

James C. Harper, Jr.

Marion L. Harper

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 12TH DAY OF MAY, 1971

Raymond D. Ryan NOTARY PUBLIC

MY COMMISSION EXPIRES ON 8/18/73

STATE OF ~~TENNESSEE~~, County of ~~Shelby~~ } OHIO ~~DAVIDSON~~ CUYAHOGA

BOOK 1506 PAGE 549

On this 12th day of May, 19 71, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James C. Harper, Jr., and Marion L. Harper

to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Raymond J. Wyar
Notary Public.

My commission expires 11 day of August, 19 73

RAYMOND J. WYAR

Address of Property 224 Sailboat Drive, Nashville, Tennessee

Mailing Address for Tax Notices First Federal Savings & Loan Assoc. Fourth & Union Street
Nashville, Tennessee

Compliments of

MTCO

Memphis Title Company

100 NORTH MAIN BUILDING • PHONE 525-4343
P. O. BOX 73 • MEMPHIS, TENNESSEE • 38103

WARRANTY DEED

James C. Harper, Jr., and wife,

Marion L. Harper

TO

Bernard D. Wallace and wife, Mary Alice

State Tax . . . . . $

Clerk's Fee . . . . . $

TOTAL . . . . . $

Paid

Deputy County Court Clerk.

MTC form 0015

316879

IDENTIF. REFERENCE

JUN 1 2 23 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

A-2630 Brawner

STATE OF TENNESSEE. COUNTY OF ~~SHELBY~~ DAVIDSON

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $28,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

B. David Wallace
Affiant

Subscribed and sworn to before me this the 12th day of May, 1971.

Jo Linn Smith
Notary Public

MY COMMISSION EXPIRES May 15, 1973