BOOK 1551 PAGE 909

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 1971.

Notary Public

MY COMMISSION EXPIRES: Sept 75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Atty. 112 Stahlman Building, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernie M. Salter (NAME)	Same (NAME)	11D 67695
1011 Falls Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 52 9
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 24

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, PHILIP N. BANKS and wife, MELINDA S. BANKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BERNIE M. SALTER and wife, RITA S. SALTER

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:

BEING Lot No. 5 on the Map of Montague Falls Annex of record in Book 421, page 192, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 60 feet on the southerly margin of Falls Avenue and runs back between parallel lines 320 feet to a dead line bordering on the Cumberland River and measuring 60 feet thereon.

BEING the same property conveyed to Philip N. Banks and wife, Melinda S.Banks by deed from Beulah C. Green of record in Book 4493, page 5, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1011 Falls Avenue, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hands this 8th day of November, 1971

Philip N. Banks

Melinda S. Banks

mn-BE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip N. Banks and wife, Melinda S. Banks

the 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, Tennesaee, this 8th day of November 19 71

Commission expires 2/1/75

Mary F. Montgomery
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

mm

WARRANTY DEED

FROM PHILIP N. BANKS ET UX

TO BERNIE M. SALTER ET UX

B 37274

IDENTIF. REFERENCE

NOV 9 2 56 PM '71

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

NOV-9	CONV	20,000.00			
NOV-9	S TAX		A*	52.00	
NOV-9	PR FEE		A*	.50	
NOV-9	DEED		A*	4.00	* 56.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PERCY WILKINS JR. R-1
ATTORNEY-AT-LAW B-8
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201