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Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$16,200.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, A.D. 1972

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5-10-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger F. Fox et ux (NAME)	Mortgage Associates, Inc. (NAME)	15DA-37955
1418 Rosebank Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	84-1
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	17

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, Otis Floyd Wallace Jr. et ux Martha W. Wallace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger F. Fox et ux Minnie Paulette Fox

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 No. 3 of Overlook Park, as of record in Book 1835, Page 62, Register's Office for said County.

SAID Lot No. 3 fronts 75 feet on the west margin of Rosebank Avenue and runs back 211.2 feet on the southerly margin and 234.1 feet on the northerly margin, to a broken line in the rear measuring 82 feet.

BEING the same property conveyed to Otis Floyd Wallace, Jr. et ux Martha W. Wallace by deed from Robert G. O'Connor et ux Mary Ann O'Connor of record in Book 3642, Page 255, Register's Office for said County.

This is ( ) unimproved (X) improved property, known as 1418 Rosebank Avenue, Nashville, Tennessee 37206
(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 hand s this 30th day of November, 19 72

Otis Floyd Wallace, Jr.

Martha W. Wallace

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W.K. Georgas, Jr., a Notary Public in and for said County and State, the within named Otis Floyd Wallace, Jr. et ux Martha W. Wallace

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, Tennessee, this 30th day of November 19 72

Commission expires 5-10-75

Notary Public W.K. Georgas, Jr.

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 OTIS FLOYD WALLACE, JR.

ET UX MARTHA W. WALLACE

TO ROGER F. FOX ET UX

MINNIE PAULETTE FOX

B 86336

IDENTIF. REFERENCE

DEC 4 9 54 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

DEC-4-72	CONV	16,200.00		
DEC-4-72	S'TAX		A*	42.12
DEC-4-72	PR'FEE		A*	.50
DEC-4-72	W'DEED		A*	4.00 * 46.62