Mail to Grantee

BOOK 4683 PAGE 902

This instrument was prepared by:
Boult, Cummings, Conners, & Berry Attys
American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Alex C. Wade, IV (NAME:)	Fidelity Federal Savings & Loan (NAME:)	7DA2630
3612 Saratoga Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Map 117-1-14
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty-nine Thousand and no/100 ($29,000.00) *DOLLARS* cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Town Properties, Inc. has

~~have~~ es *bargained and sold, and by these presents do transfer and convey unto the said* Alex C. Wade, IV and wife, Anne Abernathy Wade, 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. 22 of Block "C" on the Plan of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for said County.

SAID Lot No. 22 fronts 60 feet on the northerly margin of Saratoga Drive and runs back between lines, measuring 168.37 feet on the westerly side and 158.97 feet on the easterly side to a line in the rear, measuring 61.05 feet thereon.

BEING part of the same property conveyed to Town Properties, Inc. by deed from Roger Edmond Wood, of record in Book 4663, page 660, Register's Office for Davidson County, Tennessee.

This conveyance of said property is made expressly subject to the following:

1. Taxes for the year 1973, which have been prorated and the payment of which has been assumed by the Grantees.

2. Thirty foot minimum building setback line from Saratoga Drive as shown on plan of record in Book 547, pages 149 and 150, said Register's Office.

3. Easement for public utilities as reserved in deeds of record in

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 29,000.00

Subscribed and sworn to before me, this the 26th day of February, 19 73

Affiant

My commission expires: Sept. 12, 1973 (Affix Seal)

Notary Public

Book 775, pages 53 and 54, said Register's Office.

4. Such matters as a proper survey of the premises would disclose.

This is improved (X) unimproved ( ) property, known as 3612 Saratoga Drive, Nashville, Tennessee.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alex C. Wade, IV and wife, Anne Abernathy Wade, their *heirs and assigns, forever.*

And Grantor *do/covenant with the said* Grantees *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered*, except as herein-above set forth.

And Grantor does *further covenant and bind* itself, its successors ~~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.*

Witness my *hand this* 26th *day of* February, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

TOWN PROPERTIES, INC.

By James A. Haley, Jr.

Dean Oglesbee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, Imogene P. Etter, a Notary Public within and for the State and County aforesaid, personally appeared James H. Haley, Jr. and Fran Oglesbee with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (~~themselves~~) (themselves) to be the President and Secretary respectively of the Town Properties, Inc. the within named bargainor, a corporation, and that (~~they~~) (he) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James H. Haley, Jr. as such President, and attesting the same by the said Fran Oglesbee as such Secretary

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 26th day of February, 19 73

My commission expires Sept. 12, 1973

Imogene P. Etter
Notary Public

020,703-8

WARRANTY DEED

FROM

Town Properties, Inc.

TO

Alex C. Wade, IV et ux

B 9 6 1 9 4

T

IDENTIF. REFERENCE

FEB 26 3 18 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

FEB26	CONV	29,000.00			
FEB26	S'TAX		A*	75.40	
FEB26	PR'FEE		A*	.50	
FEB26	W'DEED		A*	8.00	* 83.90