This instrument prepared by: Richard A. Jones; Farris, Warfield & Samuels; 18th Floor; Third National Bank Building; Nashville, Tennessee 37219
Return to Real Estate Dept.
Third National Bank

# WARRANTY DEED

BOOK 4781 PAGE 334

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Denny Waller (NAME:) | Same (NAME:) | Map 104-11 |
| 878 Scioto Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 84 |
| Franklin Lakes, N.J. 07417 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | SH |

*For and in Consideration of the sum of* One ($1.00) *DOLLARS*

cash in hand paid by Robert Denny Waller, Jr. and other good and valuable considerations the receipt of all of which is hereby acknowledged,

Third National Bank; Conservator for R. D. Waller and Third National Bank in Nashville, Executor under the Last Will and Testament of Robert Denny Waller, deceased, has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Robert Denny Waller, Jr., his *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, described to a survey made by John Wilkes, Civil Engineer, May 21, 1929, as follows:

Beginning at a point in the northerly margin of Jones Avenue 406' west of the westerly margin of Brown's Lane; thence with the northerly margin of said Avenue, westwardly 65' to a point, 370' east of the easterly margin of 28th Avenue South; thence at right angles northwardly 162' to the southerly margin of an alley; thence with said alley eastwardly 65'; thence southwardly 162' to the beginning.

Jones Avenue is now known as Fairfax Avenue.

Being the same real property conveyed by Barbara J. Lindsay to Third National Bank, Conservator for R. D. Waller by Warranty Deed dated August 13, 1970 of record in Book 4439, page 632, Register's Office of Davidson County, Tennessee, and being the same real property passing to the Third National Bank in Nashville, Executor under the Last Will and Testament of Robert Denny Waller, deceased which Will is of record in Will Book 103, page 534 in the Probate Court of Davidson County, Tennessee, with power conferred therein upon the Executor to sell, divide and distribute real property.

BOOK 4781 PAGE 332

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $31,452.00

Affiant

Subscribed and sworn to before me, this the 15th day of January

Notary Public

My commission expires: 11-12-75

HELEN WHITFIELD NOTARY PUBLIC TENN. (Affix Seal)

BOOK 4781 PAGE 335

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document . Unsatisfactory When . Received

unimproved ( )
This is improved (X) property, known as 2702 Fairfax Avenue, 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* Robert Denny Waller, Jr., his *heirs and assigns, forever.*

*And* grantors *do covenant with the said* Robert Denny Waller, Jr. *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* grantors *do further covenant and bind* themselves, their successors *and representatives, to warrant and forever defend the title to the said land to the said* Robert Denny Waller, Jr., his *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 8 *day of* January, *19* 74., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Third National Bank, Conservator for
R. D. Waller
By: /s/ Hampton T. Davis
TRUST OFFICER

ATTEST:
/s/ Harlen W. Cragon
Trust Officer

Third National Bank in Nashville, Executor
under the Last Will and Testament of
Robert Denny Waller
By: /s/ Hampton T. Davis
TRUST OFFICER

ATTEST:
/s/ Harlen W. Cragon
Trust Officer

BOOK 4781 PAGE 335

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.*

*Commission Expires* _____

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* Helen Whitfield, *a Notary Public of the State and County aforesaid, personally appeared* Hampton I. Davis, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Trust Officer *of the* Third National Bank, Conservator for R. D. Waller, *the within named bargainor, a corporation, and that* he *as such* Trust Officer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Trust Officer

*Witness my hand and seal, at office in* Nashville,
*this* 31st *day of* January, *19*74

Helen Whitfield
*Notary Public*

*Commission Expires* 11-12-75

NOTARY PUBLIC SEAL — HELEN WHITFIELD — DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4781 PAGE 337

Before me, Helen Whitfield a Notary Public of the State and County aforesaid personally appeared Hampton L. David, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Trust Officer of the Third National Bank in Nashville, Executor under the Last Will and Testament of Robert Denny Waller, one of the within named bargainors, a corporation, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name the name of the corporation by himself as Trust Officer.

Witness my hand and seal, at office in Nashville, this 8 day of January, 1974.

HELEN WHITFIELD NOTARY PUBLIC DAVIDSON COUNTY TENN.

Helen Whitfield
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-12-75

WARRANTY DEED

FROM

TO

C 38782

IDENTIF. REFERENCE

JAN 17 12 09 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JAN 17 | CONV | 31,452.00 | | | |
| JAN 17 | STAX | | A* | 81.90 | |
| JAN 17 | RECFEE | * .50 | A* | .50 | |
| JAN 17 | VDEED | | A* | 8.00 | * 90.40 |

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