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IDENTIF. REFERENCE

JUN 19 9 41 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4826 PAGE 298

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,400.00

Helen T. Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF June 1974.

Notary Public

MY COMMISSION EXPIRES: 10 Dec 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney 503 Stahlman Bldg., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodger T. Wallace et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 116-13
204 Leake Avenue (STREET ADDRESS OR ROUTE NUMBER)	226 Third Ave. No. (STREET ADDRESS)	Par 97
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn 37219 (CITY) (STATE) (ZIP)	

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, HELEN T. DUNN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODGER T. WALLACE AND WIFE, BARBARA B. WALLACE

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 Lots Nos. 5 and 6 on the Map of Belle Meade Subdivision, as of record in Book 1130, page 3, said Register's Office.

Said Lots Nos. 5 and 6 adjoing and front together 120 feet on the north side of Leake Avenue and run back between parallel lines 164 feet to a dead line.

Being the same property conveyed to Helen T. Dunn by deed from David P. Adams, Jr. and wife, Elizabeth Morgan Adams, of record in Book 4274, page 619, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 1066, page 618, dated August 21, 1939, recorded on August 23, 1939, Register's Office for Davidson County, Tennessee; The Plan of record in Book 1130, page 3, said Register's Office, shows a 35 foot minimum building setback line from the front line of said lots on Leake Avenue and a 10 foot easement for public utility purposes along the rear line of said lot; and this conveyance is subject to 1974 taxes which have been prorated between the parties and which grantees herein agree to pay.

This is unimproved ( ) improved (X) property, known as 204 Leake Avenue, Nashville, Tennessee, 37205
(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 my hand this 14th day of June, 1974.

Helen T. Dunn

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STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of June 1974

Commission expires My Commission Expires Oct. 26, 1977

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

021302-9

WARRANTY DEED

FROM

HELEN T. DUNN

TO

RODGER T. WALLACE AND WIFE, BARBARA B. WALLACE

JUN 1974	CONV	37,400.00		
JUN 1974	S'TAX		A* 97.24	
JUN 1974	PR'FEE		A* .50	
JUN 1974	W'DEED		A* 4.00	* 101.74.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.