Prospect Key: Buyer
225 Peeler Trail
Madison, Tenn

BOOK 4869 PAGE 467

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Preston & Virginia Wallace (NAME)	Guarantee Mortgage Co. (NAME)	Lot 24
225 Peeler Trail (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Book 2131
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Page 26

Mail -7

FOR AND IN CONSIDERATION of the sum of Thirty five thousand ($35,000.00) *Dollars,*

To be paid as follows: The sum of Six thousand dollars ($6,000.00) cash upon the execution of this agreement and the sum of Nine thousand dollars ($9,000.00) plus eight and one-half percent interest (8½%) in monthly payments of One hundred dollars ($100.00) each on the 10th day of each successive month hereafter until the whole nine thousand is paid in full. It is further agreed that the remaining Twenty thousand dollars ($20,000.00) will be paid by the buyer's assuming the existing loan held by the Guarantee Mortgage Co. of Nashville, Tennessee.

Robert W. Morris and Caroline M. Morris

have this day bargained and sold, and do hereby transfer and convey unto the said Preston L. Wallace and Virginia L. Wallace *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Lot No. 24 on the Map of Marlin Meadows, Section 3, of record in Book 2131, page 26, Register's Office for said county. (Davidson)

Said Lot No. 24 fronts 175 feet on the northeasterly side of Peeler Trail and runs back between lines, 353.6 feet on the northwesterly line and 181.6 feet on the southeasterly line to a dead line in the rear, on which it measures 245.4 feet thereon.

NOV 19??	CONV	35,000.00			
NOV 19??	S'TAX		A*	91.00	
NOV 19??	PR'FEE		A*	.50	
NOV 19??	W'DEED		A*	4.00	* 95.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 14th day of November 19 74

Affiant Preston Wallace

My commission expires: _____ (Affix Seal)

Notary Public D. Williams

This is improved (X) unimproved ( ) property, known as 225 Peeler Trail (House Number) (Street) Madison P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robert W. Morris and Caroline M. Morris *(successors), heirs and assigns forever.* the *covenant that* they *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it* ~~and that the same is unincumbered~~

they *further covenant and bind* _____ *heirs and representatives, to warrant and forever defend the title to said real estate to said* Preston L. Wallace and Virginia L. Wallace *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness _____ *hand* _____ *this* 30th *day of* October, 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.*

Preston L. Wallace
Virginia L. Wallace

Robert W Morris
Caroline M. Morris

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. SAM HARRIS, *a Notary Public in and for said County and State,*

the within named 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 MADISON
this 5 *day of* Oct., 1974

Commission expires 2-16-77

J. Sam Harris
Notary Public

STATE OF CALIFORNIA,
County of Los Angeles } ss.

ON November 11, 1974, *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* Robert W. Morris and Caroline M. Morris, *known to me to be the person* s *whose name* s are *subscribed to the within Instrument, and acknowledged to me that* they *executed the same.*

~~WITNESS my hand and official seal.~~

OFFICIAL SEAL
JOHN M. HAYNAL
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Sept. 9, 1975

John M. Haynal
JOHN M. HAYNAL
NAME (TYPED OR PRINTED)
Notary Public in and for said County and State.

ACKNOWLEDGMENT—GENERAL—Corporation Form 23 Rev. 1955

76935

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

THIS IS TO CERTIFY THAT ROBERT W. MORRIS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE HAS EXECUTED THIS INSTRUMENT OF HIS OWN FREE WILL, PERSONALLY APPEARED BEFORE ME AND AFFIXED HIS SIGNATURE HERETO THIS 30TH DAY OF OCTOBER, 1974.

OFFICIAL SEAL
ROSEMARY L. CAFFERKY
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Dec 2, 1977

Rosemary L. Cafferky
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

WARRANTY DEED
FROM
Robert & Caroline Morris
TO
Preston & Virginia Wallace

C78813

IDENTIF. REFERENCE

Nov 19 4 15 PM '74
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115