WARRANTY DEED. (For Typewriter) (Box 687-1) Revised 1973

This instrument prepared by: WHITE & REGEN, ATTORNEYS, DICKSON, TENNESSEE

Real Property Tax Responsibility:

Name Walter T. Lallemand Jr. et al 91-54 12.5

Address Rt #1 - Box 98 A. Pegram, Tn. 37143 Pd

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100

($1.00) ---------- Dollars,

Cash in hand paid by Charles R. Lallemand and Walter T. Lallemand, Jr. , and other good and valuable considerations including the love and affection which I have for my sons, the receipt of which is hereby acknowledged;

I, Louise Smith Lallemand, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said

Charles R. Lallemand and Walter T. Lallemand, Jr., as tenants in common, their

heirs and assigns, a certain tract or parcel of land in Civil District of Davidson County, State of Tennessee, as follows:

Lying and being in the _____ Civil District of Davidson County, State of Tennessee, and being more fully described as follows:

Being Lots No. 1214 and 1216 of Block No. 177 in Plan No. 1 of West Nashville, which is of record in Book 57, page 74 and 75 in the Register's Office of Davidson County, Tennessee.

Said lots join and front together, fifty feet on the South side of Illinois Ave. and extend back southwardly between parallel lines one hundred fifty feet to an alley twenty-five feet wide.

Being the same property conveyed to Mary Louise Lallemand by deed from B. J. Thompson, dated May 14, 1937, and of record in Book No. 1082, page 106 in the Register's Office of Davidson County, Tennessee.

Lying and being in the _____ Civil District of Davidson County, State of Tennessee, and being more fully described as follows:

Being Lot No. 1124 in Block No. 162, Plan No. 1, West Nashville, which plan is of record in Book 57, pages 74 and 75, Register's Office for said County. Said Lot No. 1124 fronts 35 feet on the South side of Illinois Avenue and extends back southwardly between parallel lines and along the East margin of 53rd Avenue North, 150 feet to an alley.

Being the same property conveyed to Louise Smith Lallemand by deed from Charles R. Smith and wife, Lou Smith, dated September 20, 1950, and of record in Book No. 3436, page 397 in the Register's Office of Davidson County, Tennessee.

jb/gn

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Charles R. Lallemand and Walter T. Lallemand, Jr., their heirs and assigns, forever. And I do covenant with the said Charles R. Lallemand and Walter T. Lallemand, Jr. that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Charles R. Lallemand and Walter T. Lallemand, Jr., their heirs and assigns, against the lawful claims of all persons whomsoever. ~~A lien is retained upon the property herein conveyed to secure the deferred payments of purchase money.~~

Witness my hand, this 5th day of December, 19 74.

Witness:

Louise Smith Lallemand
Louise Smith Lallemand

The previous and last conveyance being a Deed to

from

Registered in Register's Office of _____ County, State of Tennessee,

in Vol. _____ Page _____

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant.

Subscribed and sworn to before me this the _____ day of _____, 19_____.

_____
Register or Notary Public.

State of Tennessee _____ County.

The foregoing Deed was received and transferred.

This _____ day of _____, 19_____, at _____ O'Clock _____M.

_____
Assessor of Property.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, _____ COUNTY

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____

My Commission Expires _____, 19____ _____
Notary Public.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DICKSON COUNTY

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

Louise Smith Lallemand, a widow,

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 Dickson,

Tennessee, this 5th day of December, 1974.

My Commission Expires January 30, 1977 Juanita Buttrey
Notary Public.

DICKSON COUNTY TENN. JUANITA BUTTREY NOTARY PUBLIC

STATE OF TENNESSEE Register's Office, _____, 19____

COUNTY OF _____

The foregoing instrument and certificate were noted in Note Book____ Page____ At____ O'clock____M.

_____19____, and recorded in____ Book____, Series____, Page____ State Tax

Paid $____ Fee____ Recording Fee____ Total____. Witness my hand Receipt No____

_____
Register.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $6,000. Affiant W. T. Lallemand

Subscribed and sworn to before me this 11th day of December 1974

Deputy Register Jo. Williams

DEC 12	CONV	*6,000.00					
DEC 12 S'TAX			A*	15.60			
DEC 12 PR'FEE			A*	.50			
DEC 12	W'DEED		A*	8.00	*	24.10	

Warranty Deed

FROM

Louise Smith Lallemand,

a widow

To

Charles R. Lallemand and

Walter T. Lallemand, Jr.

STATE OF TENNESSE

.....COUNTY.

Register's Office

Received for record the.....day of

....., A.D. 19....., at.....o'clock.....M. Noted in Note Book

....., page....., and recorded in Book

of Deeds....., Vol....., Page.....

Fee Paid, $.....

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of....., 19....

.....Register.

(Box 687-1) MARSHALL & BRUCE-NASHVILLE

C 8 1 2 5 4

IDENTIF. REFERENCE

DEC 12 10 48 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.