BOOK 4922 PAGE 687

FORM NO. WO-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Frank J. Waller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 1975.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank J. Waller (NAME)	Guaranty Mortgage Corporation (NAME)	5DU 09490
4908 Jonquil Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 133-16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 182

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, WALLACE T. SPELLINGS and wife, JANET SPELLINGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK J. WALLER and wife, CONNIE C. WALLER

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 Lot No. 27 on the Plan of Welch Meadows, Section I, as of record in Book 3700, page 34, Register's Office for said County.

SAID Lot No. 27 fronts 77.93 feet on the easterly side of Jonquil Drive, and extends back 130.69 feet on the northerly line and 127.25 feet on the southerly line, to a dead line, measuring 71.20 feet thereon.

BEING the same property conveyed to Wallace T. Spellings by deed from Medlin Realty Company, a Tennessee Corporation, of record in Book 4109, page 568, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company of Nashville of record in Book 4109, page 570, Register's Office for Davidson County, Tennessee, and also that the escrow funds in connection with the aforesaid deed of trust are hereby transferred to the said Grantees.

The grantors will deliver possession of the premises on or before July 15, 1975.

This is unimproved ( ) improved (X) property, known as 4908 Jonquil Drive, Nashville, Tennessee
(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 our hands this 13th day of June, 19 75

Wallace T. Spellings
Wallace T. Spellings

Janet Spellings
Janet Spellings

STATE OF TENNESSEE
Davidson County

BOOK 4922 PAGE 688

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WALLACE T. SPELLINGS and wife, JANET SPELLINGS

the bargainors, 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 Nashville, Tennessee, this 13th day of June 19 75

Commission expires 11-30-76

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

WARRANTY DEED

FROM

WALLACE T. SPELLINGS ET UX

TO

FRANK J. WALLER ET UX

D 0 3 0 1 3

IDENTIF. REFERENCE

JUN 16 4 16 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

JUN 16 75	CONV	37,000.00			
JUN 16 75	S'TAX		A*	96.20	
JUN 16 75	PR'FEE		A*	.50	
JUN 16 75	W'DEED		A*	4.00	* 100.70