ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joe R. Wallace	SAME	
(NAME)	(NAME)	81-15
3309 Kings Lane		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	14 part
Nashville, Tenn.		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I Annie Wallace, a widow, hereinafter called the Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said JOE R. WALLACE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 16 2/3 feet of Lot No. 135 and the northerly 16 2/3 feet of Lot No. 136 on the Plan of S. A. Champion's Subdivision of part of the Harding Property, as of record in Book 161, page 132, Register's Office for said County.

SAID parts of said lots adjoin and front together 33 1/3 feet on the easterly side of 23rd. Avenue, North and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Joe W. Wallace and wife, Annie Wallace, by deed from Julia L. Mallernee, a widow, of record in Book 3026, page 202, Register's Office for Davidson County, Tennessee. The said Joe W. Wallace having since died.

This conveyance is subject to a deed of trust of record in Book 4483, Page 557, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1524 23rd. Ave., North
(House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 11th day of August, 1995.

X Annie R. Wallace
Joe R. Wallace

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, D. Dent Morris, a Notary Public in and for said County and State, the within named ANNIE WALLACE

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, this 11th day of August, 1975.

My commission expires My Commission Expires Feb. 19, 1979 Notary Public D. Dent Morris

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 7,500
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joe R. Wallace

Sworn to and subscribed before me
this 11th day of August, 19 75.

My commission expires My Commission Expires Feb. 19, 1979 Notary Public D. Dent Morris

This instrument was prepared by:
C. Alan Lancaster, Esq., 1601 1/2 Buchanan St., Nashville, Tenn. 37208

Name			Address		
AUG 12 75	CONV	*7,500.00			
AUG 12 75	S'TAX		A*	19.50	
AUG 12 75	PR'FEE		A*	.50	
AUG 12 75	W'DEED		A*	4.00	* 24.00

D 10659

WARRANTY DEED
FROM ANNIE WALLACE
TO JOE R. WALLACE

IDENTIFICATION REFERENCE

AUG 12 8 12 AM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219