BOOK 4948 PAGE 139

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
A. B. IVEY (NAME)	(NAME)	Map 147.3 Par. 48
P. O. Box 10 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MT. JULIET TENN. 37122 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- ---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, F. Compton Wallace and wife, Martha Wallace,

have this day bargained and sold, and do hereby transfer and convey unto the said A. B. Ivey,

his ~~XXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 30th Councilmanic District of Davidson County, Tennessee being a portion of land in Welshwood Park, Section 12 as of record in Book 4885, page 64, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the southerly margin of Welshwood Drive; thence south 16° 54' 04" east, 280.58 feet; south 75° 26' 56" west 100.08 feet; north 16° 54' 04" west 302.81 feet to a point in the southerly margin of Welshwood Drive; thence in a curve along the southerly margin of Welshwood Drive in a easterly direction 103.61 feet.

Being part of the same property conveyed to F. Compton Wallace and wife, Martha Wallace, by deed from Herbert F. Wallace and wife, Florence G. Wallace, of record in Book 4477, page 781, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 27,250.00

Subscribed and sworn to before me, this the 3 day of September 19 75

Affiant

My commission expires: 8-22-78 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as Lot # 48 Welshwood Dr Mt. Juliet (House Number) (Street) 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 A. B. Ivey, his ~~XXXXX~~ heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said A. B. Ivey, his ~~XXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hands this 3RD day of September, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

This Instrument Was Prepared By
Phillip Saindon (amp)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

F. Compton Wallace
Martha R. Wallace

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. Hugh Brewer, a Notary Public in and for said County and State, F. Compton Wallace and wife, Martha Wallace,

the within named bargainor, B., 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 3 day of September, 1975.

A. Hugh Brewer, Notary Public

Commission expires 8-27-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

SEP-4 75 CONV 27,250.00

SEP-4 75 S'TAX A* 70.72

SEP-4 75 PR'FEE A* .50

SEP-4 75 W'DEED A* 4.00 * 75.22

WARRANTY DEED

FROM

F. COMPTON WALLACE, ET UX

TO

A. B. IVEY

D 14248

IDENTIF. REFERENCE

SEP 4 2 04 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON