BOOK 4993 PAGE 178

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 1976

Notary Public

MY COMMISSION EXPIRES: 10 of May

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
David S. Zinn, Attorney, 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Wallace, Jr., et ux	Same	103-6/156
(NAME)	(NAME)	
5703 Knob Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, James O. Wallace, Sr., and wife, Mary H. Wallace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James O. Wallace, Jr., and wife, Beverly A. Wallace

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. 68 on the Plan of Hillwood Park, as of record in Book 3300, pages 27 and 28, Register's Office for said County.

Said Lot No. 68 fronts 215.0 feet on the south side of Knob Road and extends back 213.3 feet on the westerly side and 167.0 feet on the easterly side, to a line in the rear on which it measures 214.3 feet.

Being part of the property conveyed to James O. Wallace and wife, Mary H. Wallace by deed from C. C. Adams, Successor Trustee, of record in Book 3707, page 223, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3312, page 104, and to easements, setback lines, etc. as shown on plan of record in Book 3300, pages 27 and 28, said Register's Office.

By acceptance of this deed, Grantees herein assume and agree to pay the outstanding balance owing under that certain promissory note dated November 1, 1971 from the Grantors hereunder to Harry G. Graham and wife Margaret Graham secured by a Deed of Trust of even date.

This is unimproved ( ) improved (X) property, known as 5703 Knob Road, 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 hand s this 1st day of January, 1976

James O. Wallace, Sr. — JAMES O. WALLACE, SR.
Mary H. Wallace — MARY H. WALLACE
James O. Wallace, Jr. — JAMES O. WALLACE, JR.
Beverly A. Wallace — BEVERLY A. WALLACE

4993 130

STATE OF TENNESSEE
Davidson County

BOOK 4993 PAGE 179

Personally appeared before me, Mutilated, a Notary Public in and for said County and State, the within named James O. Wallace, Sr., and wife Mary H. Wallace

the 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 Nashville, Tennessee, this 1st day of February 19 76

Commission expires 9-5-76

Mary L Goodman
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 James O. Wallace, Sr. and wife

TO Mary H. Wallace

James O. Wallace, Jr., and wife Beverly A. Wallace

D 34330

IDENTIF. REFERENCE

JAN 31 3 51 PM '76

FELIX ... REGISTER DAVIDSON COUNTY, TENN.

JAN 76	CONV	55,000.00	
JAN 76	TAX	B*	143.00
JAN 76	FEE	B*	.50
76 13 76 76	W'DEED	B*	4.00
		*	147.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.