FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,700.00

x Richard Shoemake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF January 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Shoemake (NAME)	Fidelity Federal Savings & Loan (NAME)	
2229 Dearborn Rd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	84-14
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	133

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, Garwin B. Wallace, Jr. and wife, Darlene C. Wallace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Shoemake and wife, Sharon Shoemake

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. 18 on the Plan of Donelson Meadows, Section II, as of record in Book 2133, pages 100 and 101, Register's Office for said County.

Said Lot No. 18 fronts 131.41 feet on the southerly side of Dearborn Road and runs back 252.8 feet on the easterly line and 193.4 feet on the westerly line to a line in the rear, which is a broken line, measuring 87.5 feet.

Being the same property conveyed to Garwin B. Wallace, Jr. and wife, DarleneC. Wallace by deed from Nell Mai Holland, as of record in Book 4938, page 398, said Register's Office.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated 8/1/75, and filed for record 8/5/75, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4938, page 400, and note of even date thereby secured, in the original principal amount of $25,700.00 payable to Fidelity Federal Savings and Loan Assoc. which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Garwin B. Wallace, Jr. and wife, Darlene C. Wallace under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

( ) property, known as (XX) 2229 Dearborn Rd. Nashville, TN. 37214
(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 28th day of January, 19 76

X Garwin B Wallace Jr

X Darlene C. Wallace

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Garwin B. Wallace, Jr. and wife, Darlene C. 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 28th day of January 1976

Commission expires 6/11/76

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
Garwin B. Wallace, Jr. et ux

TO
Richard Shoemake et ux

D 34772

IDENTIF. REFERENCE

FEB 4 2 35 PM '76

FELIX A. ... REGISTER
DAV. DOCK. ... TY., TENN.

FEB		CONV	25,700.00		
FEB	S'TAX			B*	66.82
FEB	R'FEE			B*	.50
FEB		W'DEED		B*	4.00
				*	71.32

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.