FORM NO. WD-1

BOOK 5051 PAGE 911

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 76

Notary Public

MY COMMISSION EXPIRES: 12-3-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS (NAME) 507 Stahlman Bldg. Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip N. Scales, single (NAME)	Allstate Enterprises Mortgage Corp. (NAME)	15D-11415
1309 Litton Ave. (STREET ADDRESS OR ROUTE NUMBER)	627 S. Manchester Ave. (STREET ADDRESS)	
Nashville, Tnn. 37216 (CITY) (STATE) (P. O. ZIP)	Anaheim, Calif. 92803 (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, ROBERT F. LANCE and CHARLES BURKHALTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP N. SCALES, single

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 the westerly 1/2 of Lot No. 21 on the Map of Keller's Subdivision, as of record in Book 421, page 86, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Litton Avenue as widened, as shown on said plan, and runs back between lines, 252.75 feet on the westerly line and 254 feet, more or less, on the easterly line to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Robert F. Lance and Charles Burkhalter by Deed from Associates Capital Corporation of record in Book 5046, page 373, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved ( ) improved (X) property, known as 1309 Litton Avenue, Nashville, Tenn. 37216 (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 29th day of July, 19 76

ROBERT F. LANCE

CHARLES BURKHALTER

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 Robert F. Lance and Charles Burkhalter

the bargainor, 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 29th day of July, 1976

Commission expires 11-7-78

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
ROBERT F. LANCE & CHARLES BURKHALTER

TO
PHILLIP N. SCALES, SINGLE

File in Box 4

D 60784

IDENTIF. REFERENCE

JUL 29 2 13 PM '76

FELIX DAVIDSON COUNTY, TENN. REGISTER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 29 76	CONV	15,550.00		
JUL 29 76 S'TAX			B*	40.30
JUL 29 76 PR'FEE			B*	.50
JUL 29 76	W'DEED		B*	4.00 * 44.80