FORM NO. WD-1

BOOK 5055 PAGE 257

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 19 76.

Notary Public

MY COMMISSION EXPIRES: 24 August 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

John B. Downey, Jr. Attorney, Rt 9 Royal Oaks Blvd, Franklin, Tn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen C. Wallace (NAME)	~~XXXXXXXXX~~ SECURITY FEDERAL (NAME)	
Lot 30 Lakemont Dr (STREET ADDRESS OR ROUTE NUMBER)	2700 FRANKLIN ROAD (STREET ADDRESS)	160-5
Nashville, Tn (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37204 (CITY) (STATE) (ZIP)	31 pt

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, J.B. Downey, Trustee: Not individually or personally

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen C Wallace and Betty Jean 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:

Lot no 30 on the plan of Oak Hill Estates Section III as of record in Book 4860 pages 3,4, & 5, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more detailed description.

As part of the consideration the grantees herein agree to stabilize the drainage ditch in front of said lot and any ditches running through or adjacent to said lot, if any. Stabilization of said ditches shall be constructed in accordance with the roadway plans on file with City of Oak Hill and with the requirements of the City of Oak Hill. The grantees shall be responsible for the maintenance for said ditches until the City assumes maintenance.

This conveyance is subject to taxes for 1976, restrictive covenants of record in Book 5010, page 245 and the plan of record.

This is unimproved (X) improved ( ) property, known as Lot 30 Lakemont Drive Nashville, Tenn
(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 my hand this 2nd day of August, 19 76

J. B. Downey, Trustee