BOOK 5065 PAGE 456

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims
2700 First American Center
Nashville, Tennessee 37238
Attn James Veach

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.&Mrs. Harold Wallace	Same	133-5-71
Harold Wallace, Company	(NAME)	
3720 Keystone Avenue	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, TN 37211		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00)---------- *DOLLARS*

and other good and valuable consideration, receipt of all of which is hereby acknowledged,

SEP-3 76	CONV	90,000.00			
SEP-3 76	CONV	99,000.00			
SEP-3 76	CONV	74,862.43			
SEP-3 76	S'TAX		B*	686.14	
SEP-3 76	PR'FEE		B*	.50	
SEP-3 76	W'DEED		B*	8.00	* 694.64

Harold Wallace, Company has ~~Xxxx~~ *bargained and sold, and by these presents* does ~~xx~~ *do transfer and convey unto the said* J. Harold Wallace and wife, Jean Landon Wallace, themselves and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 17 on the plan of Allied Industrial Park, Section 7, of record in Book 3842, page 179, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Harold Wallace, Company by deed from Gary A. York and wife, Jeffanie P. York of record in Book 4795, page 622, 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 $ 263,862.43

Subscribed and sworn to before me, this the _____ day of _____, 19__

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

NOTARY PUBLIC
STATE OF TENN.
LARGE

unimproved ( )
This is improved (XX) property, known as 3720 Keystone Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Harold Wallace, and wife, Jean Landon Wallace themselves and their *heirs and assigns, forever.*

And Grantor does *covenant with the said* J. Harold Wallace and wife, Jean Landon Wallace *that* it is *lawfully seized and possessed of said land in fee simple;* has *a good right to convey it, and the same is unencumbered.,* except for all matters of record, including a lien described in a Deed of Trust recorded in the Register's Office of Davidson County in Book 4931, page 681, as modified by a Modification Agreement recorded in said Register's Office in Book 4986, page 117, and to the extent of 1976 taxes which have been prorated and are assumed by the grantee.

And Harold Wallace, Company does *further covenant and bind* itself, its successors and assigns *to warrant and forever defend the title to the said land to the said* J. Harold Wallace and wife, Jean Landon Wallace, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 24th *day of* August, *19* 76., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HAROLD WALLACE, COMPANY

By: J. Harold Wallace
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee,
this 1 *day of* August, *19* 76.

Patricia D. McCarty
Notary Public

Commission Expires August 1, 1980

WARRANTY DEED

FROM

HAROLD WALLACE, COMPANY

TO

J. Harold Wallace and wife,

Jean Landon Wallace

D0647 6

IDENTIF. REFERENCE

SEP 3 2 58 PM '76

REGISTER

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
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Phone 255-4631
NASHVILLE, TENNESSEE 37208