Prepared by: R. David Ludwick
3rd Natl. Bk. Bldg
Nashville, Tenn.

BOOK 5075 PAGE 315

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DILLON & ELIZABETH WALLACE	OWNER	
(NAME)	(NAME)	146-14
858 Forest Acres Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	21
Nashville, TN 37220		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty-One Thousand ($51,000.00) ------- *Dollars,*

receipt of which is hereby acknowledged, we R. DAVID LUDWICK and REBECCA O. LUDWICK

have this day bargained and sold, and do hereby transfer and convey unto the said DILLON WALLACE et. ux ELIZABETH B. WALLACE Their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Forest Acres Subdivision, Section III, as of record in Book 1424, page 56, Register's Office for said County.

Said Lot No. 19 fronts 276 feet on the westerly side of Forest Acres Drive and runs back between lines, 295.6 feet on the north line and 276.3 feet on the southerly line, to a dead line in the rear, measuring 163.1 feet thereon.

Being the same property conveyed to R. David Ludwick and wife, Rebecca Ludwick by deed from R. Howard Comstock and wife, Elizabeth M. Comstock, recorded in Book 4594, page 530, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 51,000

Subscribed and sworn to before me, this the ____ day of October 19 76

Affiant

My commission expires: May 2, 1979 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 858 (House Number) Forest Acres Drive (Street) Nashville (P. O. Address) TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Dillon and Elizabeth B. Wallace their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except by instruments of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dillon and Elizabeth B. Wallace their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 1st *day of* October, 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.*

Rebecca O. Ludwick

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY EDWARDS, a Notary Public in and for said County and State, R. DAVID LUDWICK AND REBECCA O. LUDWICK the within named bargainors, 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 OCTOBER, 19 76.

Commission expires 2/5/79 Nancy Edwards Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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

.....Notary Public

Commission expires.....

OCT-5 76	CONV	51,000.00			
OCT-5 76 S'TAX			B*	132.60	
OCT-5 76 PR'FEE			B*	.50	
OCT-5 76	W'DEED		B*	4.00	* 137.10

WARRANTY DEED

FROM

R. DAVID & REBECCA O. LUDWICK

TO

DILLON & ELIZABETH B. WALLACE

D 71132

IDENTIF. REFERENCE

OCT 5 12 47 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631

REC 2052 37