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FORM NO. WD-1

Prepared by and Return to:

Joel Riggs and Company
2319 Crestmoor Road
Nashville, Tennessee 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 19 77.

Notary Public

MY COMMISSION EXPIRES: June 9, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joel Riggs and Company
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Nelson, Jr. (NAME)	SAME (NAME)	BM08755
230 4th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37219 (CITY) (STATE) (P. O. ZIP)	(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, William J. Wallace, IV &wife, Patricia W. Wallace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Nelson, Jr., married

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:

Being Lots Nos. 1, 2 and 3, Block Four, on the Plan of Manors of Belle Meade, as of record in Book 547, page 152, Register's Office for said County.

Said Lots adjoin and front together 225 feet on the northerly side of Manor Drive and runs back between parallel lines with the easterly margin of Drew Place, 150 feet to a dead line.

Being the same property conveyed to William J. Wallace, IV and wife, Patricia W. Wallace by deed from Paul R. Smith and wife, Ann Wells Smith of record in Book 4254, page 556, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4426 Manor Drive, Nashville, Tennessee
(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 4th day of January, 19 77

BY: William J. Wallace, IV

BY: Patricia W. 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 Charles Nelson, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of January 1976

Commission expires June 9, 1980

Joel Riggs
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

William J. Wallace, IV and wife,
Patricia W. Wallace

TO

Charles Nelson, Jr.

Prepared by and Return to:

Joel Riggs and Company
2319 Crestmoor Road
Nashville, Tennessee 37215

D 8 4 1 7

IDENTIFICATION REFERENCE

JAN 7 8 41 AM '77

FEE
DAVIDSON COUNTY REGISTER
TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-77	CONV	30,000.00			
JAN-77	S'TAX		B*	78.00	
JAN-77	PR'FEE		B*	.50	
JAN-77	W'DEED		B*	4.00	* 82.50