THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37233

BOOK 5119 PAGE 861

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse Wallace and wife, Kathy S. Wallace	SAME (NAME)	Map 116-8
900 S. Wilson Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 144
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, Dave C. Anderson, Jr. and wife, Marguerite Ferrell Anderson

have this day bargained and sold, and do hereby transfer and convey unto the said Jesse Wallace and wife, Kathy S. Wallace, their

[redacted], *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 41 and the northerly 30 feet of Lot No. 40 on the Plan of Woodmont Park Subdivision, as of record in Book 547, page 148, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot front together 76 feet 4 inches on the easterly side of Wilson Boulevard, and run back with the southerly margin of Oaklawn or Oakland Avenue, 200 feet to a dead line and measures 74 feet 9 inches thereon.

Being the same property conveyed to Dave C. Anderson, Jr. and wife, Marguerite Ferrell Anderson, by deed from Bobby C. Bell and wife, Johnnie Lee Bell, of record in Book 4418, page 305, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1977 taxes to be prorated and assumed by Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,900.00

Subscribed and sworn to before me, this the 28 day of February 1977

Affiant

My commission expires: August 13, 1980 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 900 S. Wilson Blvd., Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jesse Wallace and Kathy S. Wallace, their

[redacted], *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 as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jesse Wallace and Kathy S. Wallace, their

[redacted], *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th *day of* February 1977., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dave C. Anderson, Jr.
Dave C. Anderson, Jr.

Marguerite Ferrell Anderson
Marguerite Ferrell Anderson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carl E. Nolan, a Notary Public in and for said County and State, Dave C. Anderson, Jr. and wife, Marguerite Ferrell Anderson

the within named bargainor S, 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, Davidson County Tennessee, this 25th day of February, 19 77.

Carl E. Nolan Notary Public

Commission expires 2/18/80

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 _____

MAR-17 CONV 49,900.00
MAR-17 S'TAX B* 129.74
MAR-17 PR'FEE B* .50
MAR-17 W'DEED B* 4.00 * 134.24

WARRANTY DEED

FROM
Dave C. Anderson, Jr. and wife, Marguerite Ferrell Anderson

TO
Jesse Wallace and wife, Kathy S. Wallace

D 9 1 5 4 6

IDENTIF. REFERENCE

MAR 1 2 21 PH '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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