Prepared by:
John T. Conners, Jr., Attorney
21st Floor, First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 5124 PAGE 304

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David E. Wall, et ux	Same	Map 82-16
(NAME)	(NAME)	
811 Boscobel Street		Parcel 295
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		FB 18W-5675
(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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

E. ROQUE FAJARDO (also known as ENRIQUE ROQUE FAJARDO) and wife, DOROTHY E. FAJARDO,

have this day bargained and sold, and do hereby transfer and convey unto the said Grantees, DAVID E. WALL and wife, JUDITH E. WALL,

their ~~xxxxxxx~~ *heirs and assigns,*

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

BEING Lot No. 117 on the Plan of Williams' First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 117 fronts 50 feet on the northerly margin of Boscobel Street and runs back between parallel lines 175 feet to an ~~alley~~.

Being the same property conveyed to Enrique Roque Fajardo and wife, Dorothy E. Fajardo and Delbert Ray Ferguson by deed from Howard Claude and wife, Linda Sue Claude, and Milton Clem, unmarried, of record in Book 4968, page 166, said Register's Office, the said Delbert Ray Ferguson having since conveyed his interest to E. Roque Fajardo and wife, Dorothy E. Fajardo by deed of record in Book 5017, page 135, said Register's Office.

SUBJECT to vendor's lien retained in deed from Thomas M. Yarbrough to Milton Clem and Howard Claude of record in Book 4825, page 345, said Register's Office, to secure the payment of one note dated June 12, 1974, in the original principal amount of $14,400, which indebtedness has been assumed by grantees; and SUBJECT to 1977 taxes, which have been prorated and assumed by grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,500.00

Subscribed and sworn to before me, this the 11th day of March 19 77

Affiant

My commission expires: May 28, 1980
(Affix Seal)

Notary Public

This is ~~unimproved~~ improved (X) property, known as 811 Boscobel Street, Nashville, TN 37206
(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 Grantees, their heirs and assigns ~~(SEIZED)~~

~~WARRANTED~~ *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 set out above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their heirs and assigns

~~FOREVER DEFEND~~ *against the lawful claims of all persons.*

Witness our hand s this 11th *day of* March, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. Roque Fajardo
E. ROQUE FAJARDO

Dorothy E. Fajardo
DOROTHY E. FAJARDO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Anne A. McGuigan, a Notary Public in and for said County and State, E. Roque Fajardo and wife, Dorothy E. Fajardo,

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, Tennessee, this 11th day of March, 1977.

Anne A. McGuigan, Notary Public

Commission expires May 28, 1980

ANNE A. McGUIGAN NOTARY PUBLIC DAVIDSON COUNTY

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 15 77	CONV	25,500.00			
MAR 15 77	S'TAX		B*	66.30	
MAR 15 77	PR'FEE		B*	.50	
MAR 15 77	W'DEED		B*	4.00	* 70.80

WARRANTY DEED

FROM

ROQUE FAJARDO (a/k/a ENRIQUE FAJARDO) and wife, DOROTHY E. FAJARDO

to

DAVID E. WALL and wife, JUDITH E. WALL

11th Box 7

D 93643

IDENTIF. REFERENCE

MAR 15 9 45 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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