WARRANTY DEED

BOOK 5139 PAGE 144

*---It is understood by the parties that part of the consideration for this coveyance is the assumption of and agreement to pay by the grantees the balance of a note which is secured by a Deed of Trust of record in Book 5051, page 13, said Register's Office, to which reference is here made for a more definite description of said note.

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,897.10

X David M. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 77.

Charles P. Cron
Notary Public

MY COMMISSION EXPIRES: 11-7-77
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, Attorney, 223 Madison St. Madison, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter M. Allen et ux (NAME)	Fidelity Federal Savings & Ln. (NAME)	Map 53-3
1407 Birdsall St. (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	Par 254
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (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, Roy E. Hall and wife, Ruth E. Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter M. Allen and wife, Vivian Laynette Allen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN _____ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 176 and the Southerly 10 feet of Lot No. 175 on the Plan of Section "B", Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for said County, and described together as follows:

Beginning at a point on the Northerly margin of Fifteenth Street, at the common corner of Lots 171 and 176; thence with the margin of said street, Westerly 79.1 feet to the beginning of a curve; thence along said curve, Northwesterly 15.7 feet to a point on the Easterly margin of Birdsall Street; thence with the margin of said Street, Northerly 68.8 feet to the common corner of Lots 175 and 176, and continuing with the margin of said Street, northerly 10 feet to a point; thence crossing Lot 175, Easterly 89 feet more or less to a point in the line between Lots 175 and 170; thence southerly, along the line betwee said lots, 10 feet to the Northeast corner of Lot 176, and continuing Southerly with the line between Lots 170 and 176, 5 feet to the Northwest corner of Lot 171, and continuting Southerly with the line between Lots 171 and 176, 74 feet to the point of beginning.

Being the same property conveyed to Roy E. Hall and wife, Ruth E. Hall, by deed from Dudley Michael Edmonds and wife, Shirley Lane Edmonds, of record in Book 5051, page 11, said Register's Office.

This is Unimproved ( ) Improved (X) property, known as 1407 Birdsall St. Old Hickory, Tennessee 37138
(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 our hand s this 12th day of April, 19 77

X Roy E. Hall
ROY E. HALL

X Ruth E. Hall
RUTH E. HALL

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROY E. HALL and WIFE, RUTH E. HALL

the 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 Madison, Tennessee this 12th day of April, 1977

Charles P Cox
Notary Public

Commission Expires 11-7-79

STATE OF
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 purpose 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

APR 25 77 CONV 28,897.10
APR 25 77 S'TAX B* 75.14
APR 25 77 PR'FEE B* .50
APR 25 77 W'DEED B* 4.00 * 79.64

WARRANTY DEED

FROM
ROY E. HALL et ux

TO
WALTER .M. ALLEN, et ux

TITLE INSURED BY POLICY NUMBER:

E00149

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York