BOOK 5143 PAGE 453

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: 15,000.00

Finis Wade, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 1977

Notary Public

MY COMMISSION EXPIRES: 11/7/79
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS. 908 Fidelity Federal Bldg.,Nashville, Tn. 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Finis Wade, Jr. (NAME) | Allstate Enterprises Mtg. Corp. (NAME) | 81-7-87 |
| 2012-14th Avenue,North (STREET ADDRESS OR ROUTE NUMBER) | 627 South Manchester Avenue (STREET ADDRESS) | 2W-23515 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Anaheim, California 92803 (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, THE MAGNOLIA CORPORATION, a partnership composed of Carter G. Baker and Warren Ashley,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Finis Wade, Jr. and wife, Mildred Wade,

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 Lot No. 15 on the Plan of Ira Crandall's Subdivision of part of the Buena Vista Property, as of record in Book 17, page 297, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the easterly side of 14th Avenue North and extends back between parallel lines 130 feet, more or less, to an alley.

Being the same property conveyed to The Magnolia Company, a partnership composed of Cater G. Baker and Warren Ashley, by deed from Jack J. Cohen and wife, Bessie D. Cohen and Leon Gilbert, of record in Book 5031, page 9, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2012-14th Avenue, North, Nashville, Tennessee 37208
(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 29th day of April, 1977

THE MAGNOLIA COMPANY,

By Warren Ashley
Partner

By:
Partner

BOOK 5143 PAGE 454

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carter G. Baker and Warren Ashley, partners

the bargainor, 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 29th day of April, 19

Commission expires 11/7/79

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

THE MAGNOLIA COMPANY

TO

FINIS WADE, JR. and wife,

Mildred Wade

E01989

IDENTIF. REFERENCE

MAY 4 10 55 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAY-47 | CONV | 15,000.00 | | | |
| MAY-47 | S'TAX | | B* | 39.00 | |
| MAY-47 | PR'FEE | | B* | .50 | |
| MAY-47 | W'DEED | | B* | 4.00 | * 43.50 |