WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 77

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
William P. Griffin, IV, Suite 303, 4515 Harding Road, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEONARD M. WADE et ux (NAME)	SAME (NAME)	Map 72-9
1019 Fairwin Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 250
Nashville, TN (CITY) (STATE) (P. O.-ZIP)	(CITY) (STATE) (ZIP)	15DA-2960

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~~ I, Newton P. Black, Grantee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard M. Wade and wife, Ruth C. Wade, Grantees,

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. 12 on the Map of Eskridge Subdivision of part of the W.B. Franklin Property, as of record in Book 547, page 52, Register's Office for said County.

SAID Lot No. 12 fronts 60 feet on the northerly side of Fairwin Avenue, and runs back between parallel lines, 173 feet to a dead line.

BEING the same property conveyed to Newton P. Black by deed from O.W. Stewart of record in Book 4250, page 321, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1019 Fairwin Avenue (House Number) (Street) Nashville (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 15th day of July, 1977

Newton P. Black

NEWTON P. BLACK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named NEWTON P. BLACK

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 5th day of July, 1977

Commission Expires 5/10/81 _____, Notary Public.

NOTARY PUBLIC SANGER DAVIDSON COUNTY TENN.

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

E 14740

IDENTIF. REFERENCE

JUL 18 9 33 AM '77

REGISTER
DAVIDSON CO., TENN.

JUL 18 77	CONV	32,500.00			
JUL 18 77	S'TAX		B*	84.50	
JUL 18 77	PR'FEE		B*	.50	
JUL 18 77	W'DEED		B*	4.00	* 89.00

WARRANTY DEED

FROM

NEWTON P. BLACK

TO

LEONARD M. WADE and wife,

RUTH C. WADE

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Title Associates, Inc. Lucy of Seven

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York