ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
	First Federal Savings & Loan	BM-7215
(NAME)	(NAME)	
	Union at Fourth	116-14-30
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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, receipt of which is hereby acknowledged,

I,

Juanita S. Cate,

NOV'21F CONV 89,500.00
NOV'21F S'TAX B* 232.70
NOV'21F PR'FEE B* .50
NOV'21F W'DEED B* 4.00 * 237.20

have bargained and sold, and by these presents do transfer and convey unto the said RODGER T. Wallace and wife, Barbara B. Wallace,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 and the easterly 10 feet of Lot No. 20 on the Plan of Bransford Realty Company and Johnson Bransford's Subdivision, as of record in Book 421, page 67, Register's Office for said County, and described according to a copy of a survey thereof made by Cantrell, Connell, and Morrison, Engineers, dated April 30, 1952, as follows:

Beginning at an iron pin in the southerly margin of Bellevue Drive South, 10 feet west of the common corner of Lots 19 and 20; thence along the margin of said Drive, southeasterly 123 feet to the beginning of a curve; thence along said curve, southerly 42.5 feet to a point in the westerly margin of Bellevue Drive East; thence with the margin of said Drive, southerly 176.5 feet to an iron pin at the southeast corner of Lot 19; thence westerly along the southerly line of Lots 19 and 20, 213.5 feet to an iron pin; thence northerly along a line parallel to the line between Lots 19 and 20, 194.64 feet to an iron pin, the beginning.

Being the same property conveyed to William C. Cate, Jr., and wife, Juanita S. Cate, by deed from W. N. Tune and wife, Willo C. Tune, of record in Book 3894, page 748, Register's Office for Davidson County, Tennessee. The said William C. Cate, Jr. having since died.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

This is improved (XX) unimproved ( ) property, known as 601 East Bellevue (House Number) (Street)
Nashville, Tennessee 37205
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 16th day of November, 19 77.

JUANITA S. CATE

Juanita S. Cate

BOOK 5224 PAGE 905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carol E. Milam, a Notary Public in and for said County and State, the within named Juanita S. Cate, unmarried,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 1977.

My commission expires 2/18/80 Notary Public Carol E. Milam

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 89,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Roger T. Wallace

Sworn to and subscribed before me this 16th day of November, 19 77.

My commission expires 2/18/80 Notary Public Carol E. Milam

This instrument was prepared by:	
Name	Address

This instrument prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

E 37960

WARRANTY DEED

FROM JUANITA S. CATE

TO ROGER T. WALLACE AND WIFE, BARBARA B. WALLACE

IDENTIF. REFERENCE

Nov 21 12 48 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219