BOOK 5241 PAGE 754

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,972.30

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 19 78.

Notary Public

MY COMMISSION EXPIRES: 3-5-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS, & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD T. WALLACE (NAME)	ENGEL MORTGAGE COMPANY (NAME)	72-9-305
922 FAIRWIN AVENUE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 847 (STREET ADDRESS)	
NASHVILLE, TN. 37216 (CITY) (STATE) (P. O. ZIP)	BIRMINGHAM, ALABAMA (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, Gordon L. Harper and wife, Carolyn L. Harper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard T. Wallace

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:

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Eskridge Subdivision of part of the W. B. Franklin Property of record in Book 547, page 52, Register's Office for said County.

SAID Lot No. 57 fronts 60 feet on the southerly margin of Fairwin Avenue and extends back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Gordon L. Harper and wife, Carolyn L. Harper by deed from Frank Harned and wife, Mary Ann Harned of record in Book 5125, page 857, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Engel Mortgage of record in Book 5125, page 859, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (XX) unimproved ( ) property, known as 922 Fairwin Avenue, Nashville, Tennessee 37216
(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 9th day of January, 19 78

Gordon L. Harper

Carolyn L. Harper

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordon L. Harper and wife, Carolyn L. Harper

the bargainors, 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 9th day of January 1978

Commission expires 3-8-80

John V. Dyer
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Gordon L. Harper and wife,
Carolyn L. Harper

TO
Richard T. Wallace

E 45443.

IDENTIF. REFERENCE

JAN 10 9 04 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & WEEMS & SPICER, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

JAN 10 78	CONV	28,972.30			
JAN 10 78	S'TAX		B*	75.40	
JAN 10 78	PR'FEE		B*	.50	
JAN 10 78	W'DEED		B*	4.00	* 79.90