BOOK 5247 PAGE 615

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BASS, BERRY & SIMS, ATTORNEYS
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold Wallace (NAME)	Same (NAME)	133-5
3723 Keystone Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	86
Nashville, TN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN ($10.00) and good and valuable consideration---------- *Dollars,*

Claire Lee Burson and husband, Kenneth L. Burson,

have this day bargained and sold, and do hereby transfer and convey unto the said Harold Wallace and Jean Landon Wallace, as tenants in common

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being part of Reserve Parcel "A" on the plan of Allied Industrial Park Subdivision, Section 5, of record in Book 3842, page 175, of the Register's Office for said County, being Lot No. 14-F of Resubdivision of Reserve Parcel A, Allied Industrial Park, being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way margin of Keystone Drive, said point being 316.64 feet more or less from the westerly right-of-way margin of McNally Drive (Keystone Drive also being known as Keystone Avenue) and being further described as the northeasterly corner of Lot 14-E as recorde in Book 4350, page 173, Register's Office for said County; thence with the north line of said Lot 14-E, north 87 degrees 21 minutes 0 seconds west 334.81 feet to a point; thence running north 02 degrees 39 minutes 0 seconds east 246.38 feet to a point; thence running south 85 degrees 46 minutes 30 seconds east 341.46 feet to a point in the westerly right-of-way margin of Keystone Avenue; thence with the westerly right-of-way margin of Keystone Avenue, south 04 degrees 13 minutes 30 seconds west 237.09 feet to the point of beginning.

Being the same property conveyed to Claire Lee Burson by deed from Kenneth L. Burson of record in Book 4815, page 123, Register's Office for Davidson County Tennessee.

Claire Lee Burson having given her power of attorney to sell said real property to Robert J. Walker by instrument of record in Book 5247 page 613, Register's Office for Davidson County, Tennessee.

Kenneth L. Burson having given his power of attorney to sell said real property to Robert J. Walker by instrument of record in Book 4783, page 580, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 41,550.00

Subscribed and sworn to before me, this the 30 day of January, 19 78

Affiant Robert J. Walker

My commission expires: May 31, 1981 (Affix Seal)

Notary Public Keith D. Simmons

This is { unimproved ( ) / improved ( ) } property, known as 3723 Keystone Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Harold Wallace and Jean Landon Wallace

their *(successors),*

heirs and assigns forever. Grantors *covenant that* they are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantors *further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harold Wallace and Jean Landon Wallace

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s *this* 30th *day of* January, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth L. Burson, husband of Claire Lee Burson, joins in this instrument for the purpose of waiving his marital rights to the property herein conveyed.

Claire Lee Burson by Robert J. Walker

Kenneth L. Burson by Robert J. Walker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5247 PAGE 616

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

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

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me
Witness my hand and seal, at office in.....
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

JEFFERSON CITY REGISTER
DAVIDSON COUNTY, TENN.
JAN 30 3 31 PM '78
REFERENCE

E 48174

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 30th day of January, 1978, before me personally appeared Robert J. Walker, to me known to be the person who executed the foregoing instrument in behalf of Kenneth L. Burson, husband of Claire Lee Burson, and acknowledged that he executed the same as the free act and deed of said Kenneth L. Burson, husband of Claire Lee Burson.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 1978.

Keith B. Simmons
Notary Public

KEITH B. SIMMONS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

May 31, 1978

JAN30 78 CONV 41,550.00
JAN30 78 S'TAX B* 107.90
JAN30 78 PR'FEE B* .50
JAN30 78 W'DEED B* 4.00 * 112.40