This instrument was prepared by:
Larry Westbrook, Attorney
Richard Jones Road

BOOK 5249 PAGE 626

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lloyd F. Falls	Security Federal Savings & Loan Assn.	Map 90-16
(NAME)	(NAME)	
516 River Rouge Drive	4235 Hillsboro Road	Parcel 155
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Nashville, Tennessee 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)

Ten and No/100---------- *Dollars,*

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Lee Davis and wife, Rita Hale Davis

have this day bargained and sold, and do hereby transfer and convey unto the said Lloyd F. Falls and wife, Myrtle M. Falls their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee being Lot No. 673 on the Plan of Charlotte Park, Section XI, as of record in Book 2900, Pages 79 and 80, said Register's Office.

SAID Lot No. 673 fronts 74 feet on the northerly side of River Rouge Drive and extends back 183.1 feet on the easterly line and 186.7 feet on the westerly line, to a dead line in the rear measuring 74 feet thereon.

BEING the same property conveyed to Lee Davis and wife, Rita Hale Davis, by deed from Donald Pickler and wife, Peggy Cox Pickler, of record in Book 4727, Page 613, said Register's Office.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 3033, Page 638, Register's Office for Davidson County, Tennessee. Also subject to an easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate, as shown on Plan of record in Book 2900, Pages 79 and 80, 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 $ 46,500.00

Subscribed and sworn to before me, this the 3rd day of February 19 78

Affiant: Myrtle M. Falls

My commission expires: 2-10-80 (Affix Seal)

Notary Public: Linda Dues

This is improved (X) property, known as 516 River Rouge Drive (House Number) (Street) Nashville, Tennessee 37209 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 Lloyd F. Falls and wife, Myrtle M. Falls their *(successors), heirs and assigns forever.* We *covenant that* we 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.* except for the 1978 taxes, which have been prorated and assumed by the grantees herein,
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Lloyd F. Falls and wife, Myrtle M. Falls *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 3rd *day of* February, 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.*

Lee Davis

Rita Hale Davis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Lee Davis and wife, Rita Hale Davis, *the within named 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* 3rd *day of* February, *19* 78.

Wanda Tilts *Notary Public*

Commission expires 2-10-80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted, and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____

_____ *Notary Public*

Commission expires _____

FEB-6 78	CONV	46,500.00			
FEB-6 78	S'TAX		8*	120.90	
FEB-6 78	PR'FEE		8*	.50	
FEB-6 78	W'DEED		8*	4.00	* 125.40

WARRANTY DEED

FROM

Lee Davis, etux

TO

Lloyd F. Falls, etux

F 49085.

IDE[illegible] REFERENCE

FEB 6 8 50 AM '78

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

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238