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| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Sidney Allen, et ux (NAME) | Community Federal Savings & Loan Assn. (NAME) | 81-12 |
| 1544 - 12th Ave., North (STREET ADDRESS OR ROUTE NUMBER) | 2701 Jefferson Street (STREET ADDRESS) | 203 |
| Nashville, Tennessee 37208 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37208 (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Two Hundred Fifty ----------
----------($250.00)---------- 00/100 DOLLARS

Cash in hand to us paid, the receipt of which is hereby acknowledged and for the further assumption by the Grantees of a 1st mortgage in the principal sum of $7,361.29, payable to Community Federal Savings and Loan Association with monthly payments of $98.06, with an interest rate of 9¼ % per annum.

| | | | | | |
|---|---|---|---|---|---|
| MAY 11 78 | CONV | *7,611.29 | | | |
| MAY 11 78 | S'TAX | | B* | 19.76 | |
| MAY 11 78 | PR'FEE | | B* | .50 | |
| MAY 11 78 | W'DEED | | B* | 4.00 | * 24.26 |

we, Stanley L. Evans, et ux Princilla S. Evans
have bargained and sold, and by these presents do transfer and convey unto the said
Sidney Allen, et ux Virgie Allen

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 the northerly 33 1/3 feet of Lot No. 132, in McGavock, Wetmore & Others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Said County. Said part of said lot fronts 33 1/3 feet on the easterly side of 12th Avenue, North, formerly Florence Street and runs back between parallel lines, with the southerly margin of Cockrill Street, 154 feet to an alley.
Being the same property conveyed to Stanley L. Evans, et ux Princilla S. Evans by Deed from Community Federal Savings and Loan Association of record in Book 5213, page 317.

unimproved ( )
This is improved (X) property, known as 1544 - 12th Ave., North
(House Number) (Street)
Nashville, TN 37208
(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 11th day of May 19 78.

Stanley L. Evans
Princilla S. Evans

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, A. C. Walker, a Notary Public in and for said County and State, the within named Stanley L. Evans, et ux Princilla S. Evans

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, this 11th day of May, 19 78.

My commission expires August 30, 1978 Notary Public A. C. Walker

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 $ 7,611.29

This is equal to or greater than the property would bring at a fair and voluntary sale.

Stanley L. Evans

Sworn to and subscribed before me this 11th day of May, 19 78.

My commission expires August 30, 1978 Notary Public A. C. Walker

This instrument was prepared by:

| Name | Address |
|---|---|
| Atty. Richard A. Manson - 2701 Jefferson St. Suite 203 | Nashville, TN 37219 |

WARRANTY DEED

FROM Stanley L. Evans, et ux

Princilla S. Evans

TO Sidney Allen, et ux

Virgie Allen

E 6 4 9 4 7

IDENTIF. REFERENCE

MAY 11 4 03 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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