Instrument Prepared By:
J. B. HERBERT

BOOK 5298 PAGE 625

Kelly, Herbert & Crawford
Floor, L & C Tower
, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-3-45	Mr/Mrs Robert L.Dalton	Third National Mortgage Co. P. O. Box 2628 Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 163977
9D-5060	7301 Cavalier Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated November 22, 1977, in the original principal sum of $50,000.00, payable to Third National Mortgage Company, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by James O. Wallace, Sr., and wife, to James I. Vance Berry, Trustee, as of record in Book 5225, page 926,

JAMES O. WALLACE, SR., and wife, MARY H. WALLACE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT L. DALTON and wife, JUDY O. DALTON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 383 on the Plan of Walnut Hill Manor, Section I, as of record in Book 4460, page 108.

Said Lot No. 383 fronts 86.0 feet on the southerly side of Cavalier Road and runs back between lines 157.4 feet on the easterly line and 147.6 feet on the westerly line, to a dead line in the rear on which it measures 86.54 feet.

Being the same property conveyed to James O. Wallace, Sr., and wife, Mary H. Wallace, by deed from Trustees of Bellevue Bible Church, as of record in Book 5225, page 924.

This conveyance is made subject to restrictions in Book 4643, page 946 and Book 5057, 885.

JUN 14 80	CONV	68,814.76			
JUN 14 80	S'TAX		8*	178.88	
JUN 14 80	PR'FEE		8*	.50	
JUN 14 80	M'DEED		8*	4.00	* 183.38

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1978 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 13th day of June, 1978.

James O. Wallace, Sr.

Mary H. Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James O. Wallace, Sr., and wife, Mary H. Wallace the bargainor(s), 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, the 13 day of June, 1978.

Notary Public

My commission expires: 4-18-82

STATE OF
COUNTY OF

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared the within named

the bargainor(s), 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 , this, the day of , 19 .

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS:

$68,814.76

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June 19 78

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

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WARRANTY DEED

FROM JAMES O. WALLACE, SR., AND WIFE TO ROBERT L. DALTON AND WIFE

IDENTIF. REFERENCE

JUN 14 2 52 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who upon oath acknowledged to be the and , respectively, of , a corporation, the bargainor, and that , as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said as such , and attesting the same by the said as such .

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

My commission expires:

Notary Public