Instrument Prepared By:

Kelley, Herbert & Crawford
Nashville, Life & C Tower

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 142-3-46 | Mr. Sohan P. Singh<br>2006 Broadway, Apt. 206<br>Nashville, TN. 37203 | New Owner BOOK 5331 PAGE 425 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 9D-05059 | 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,

| | | | | | |
|---|---|---|---|---|---|
| AUG29'78 | CONV | *9,950.00 | | | |
| AUG29'78 | S'TAX | | B* | 25.74 | |
| AUG29'78 | PR'FEE | | B* | .50 | |
| AUG29'78 | W'DEED | | B* | 4.00 | * 30.24 |

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 SOHAN P. SINGH

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. 384 on the Plan of Walnut Hill Manor, Section I, as of record in Book 4460, page 108, described as follows:

Said Lot No. 384 fronts 87.0 feet on the southerly margin of Cavalier Drive and runs back between lines measuring 147.6 feet on the easterly line and 222.6 feet on the westerly line, to a broken lin in the rear which begins with the common back corner of Lots Nos. 383 and 384 as follows: South 83 degrees 32 minutes 38 seconds west 69.56 feet to a concrete monument; thence south 7 degrees 02 minutes east 84.27 eet to a concrete monument; thence south 83 degrees 26 minutes 29 seconds west 9.26 feet to the common rear corner of Lots Nos. 384 and 385.

Being part of the property conveyed to James O. Wallace, Sr., and wife, Mary H. Wallace, by deed from Trustees of Bellvue Bible Church, as of record in Book 5236, page 140.

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

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 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 22 day of August, 1978.

James O. Wallace, Sr.

Mary H. Wallace

BOOK 5331 PAGE 426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James O. Wallace, Sr. the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 23rd day of August, 19 78.

My commission expires: 7/18/82

Notary Public

STATE OF MISSOURI
COUNTY OF St. Louis

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mary H. Wallace the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____

this, the 23 day of August, 1978.

My commission expires: My Commission Expires April 22, 1980

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 9,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August 19 78

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON CO.

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IDENTIF. T REFERENCE

AUG 29 3 45 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JAMES O. WALLACE, SR. AND WIFE

TO

SOHAN P. SINGH

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