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BOOK 5336 PAGE 694

FORM NO. WD-1

IDENTIF. REFERENCE

SEP 12 1 01 PM '78

FELIX Z. ... II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39232.54

Cindy Hammond
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 19 78.

Deborah J. McKenzie
Notary Public

MY COMMISSION EXPIRES: 5-13-80

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

From information furnished by the parties:

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fontaine B. Carloss (NAME)	The Kislak Mortgage Company (NAME)	147-4
329 Wallace Road (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	24
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	5DU 5966

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BENJAMIN L. ROSS and wife, ROSE ROSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FONTAINE B. CARLOSS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of Beverly Heights Subdivision, Section II, of record in Book 2331, page 42, Register's Office for said County.

SAID Lot No. 39 fronts 125 feet on the southerly side of Wallace Road and runs back between lines 276.9 feet on the easterly line and 228 feet on the westerly line to a point; thence 28 feet to a dead line on which said Lot No. 39 extends 133 feet.

BEING the same property conveyed to Benjamin L. Ross and wife, Rose Ross by deed from John L. Goodwin, Jr. and wife, Dessa A. Goodwin of record in Book 5197, page 77, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Baker Mortgage Corporation of record in Book 5197, page 79, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 329 Wallace Road, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 6th day of September, 19 78

Benjamin L. Ross
Benjamin L. Ross

Rose Ross
Rose Ross

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin L. Ross and wife, Rose Ross

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, Tennessee, this 6th day of September, 19 78

Commission expires 6-23-81

Mildred T. Ramsey
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
BENJAMIN L. ROSS et ux

TO
FONTAINE B. CARLOSS

Row 1, Box 8 (djm)
WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

SEP 12 78	CONV	39,232.51			
SEP 12 78	S'TAX		B*	101.92	
SEP 12 78	PR'FEE		B*	.50	
SEP 12 78	W'DEED		B*	4.00	* 106.42