FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500

X Lee C. Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 1978.

Notary Public

MY COMMISSION EXPIRES: 5/12/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| LEE C. WALLACE, et ux (NAME) | COMMERCE UNION BANK (NAME) | 8DZ- 72460 |
| 410 Grayson Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2546 (STREET ADDRESS) | 115 - 4 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | 44 |

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, KEITH H. FRANK and wife, KAREN M. FRANK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEE C. WALLACE and wife, RUTH E. WALLACE

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:

BEING Lot No. 824 on the Plan of Section IX, West Meade Farms, Inc., as of record in Book 2331, page 78, Register's Office for said County as follows:

BEGINNING at a point in the southwesterly margin of Grayson Drive at the corner of Lots 823 and 824; thence with the margin of said Drive, southeasterly 244.9 feet to a concrete monument; thence south 46° 06' west 164.8 feet; thence south 71° 24' west 140.3 feet; thence south 89° 08' west 129.1 feet to the corner of Lots Nos. 823 and 824; thence with the line between said lots, northeasterly 321.9 feet to the point of beginning.

BEING the same property conveyed to Keith H. Frank and wife, Karen M. Frank by deed from Alice A. Zimmerman and husband, Raymond Zimmerman of record in Book 4755, page 542, 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 Commerce Union Bank, of record in Book 4755, page 544, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is ( ) unimproved (XX) improved property, known as 410 Grayson Drive, Nashville, Tennessee 37205
(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 1st day of November, 19 78

KEITH H. FRANK

KAREN M. FRANK

STATE OF TENNESSEE
Davidson County

BOOK 5359 PAGE 45

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named KEITH H. FRANK and wife, KAREN M. FRANK

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 1st day of November 19 78.

Commission expires 6/15/79

Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
KEITH H. FRANK, et ux
KAREN M. FRANK

TO
LEE C. WALLACE, et ux
RUTH E. WALLACE

PLEASE FILE BOX "7"

E 98054

IDENTIF. REFERENCE

Nov 2 11 20 AM '78

FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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|---|---|---|---|---|---|
| NOV-2 78 | CONV | 88,500.00 | | | |
| NOV-2 78 | S'TAX | | B* | 230.10 | |
| NOV-2 78 | PR'FEE | | B* | .50 | |
| NOV-2 78 | W'DEED | | B* | 4.00 | * 234.60 |