This Instrument Prepared By:
DAVID B. HERBERT

BOOK 5376 PAGE 917 5-115-95-3

Crisle, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-3-47	Mr./Mrs. Ralph E. Bartlett	Fidelity Federal Savings & Loan 4th and Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-5058	7309 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 and sufficiency of which is hereby acknowledged,

DEC 19 78	CONV	77,500.00		
DEC 19 78	S'TAX		@ 201.50	
DEC 19 78	PR'FEE		@ .50	
DEC 19 78	W'DEED		@ 4.00	* 206.00

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 RALPH E. BARTLETT and wife, JOANNE M. BARTLETT

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. 385 on the Plan of Walnut Hill Manor, Section 1, as of record in Book 4460, Page 108, Register's Office for Davidson County, Tennessee.

SAID Lot No. 385 fronts 107.0 feet on the southerly margin of Cavalier Road and runs back 222.6 feet on the easterly line and 211.0 feet on the westerly line, to a line in the rear measuring 71.02 feet thereon.

BEING the same property conveyed to James O. Wallace, Sr. and wife, Mary H. Wallace by deed from J. O. Wallace, James A. Young, and Glenn C. Wallace, Trustee of Belleveue Bible Church, as of record in Book 5236, Page 140, Register's Office for said County.

THIS conveyance is made subject to restrictions of record in Book 4643, Page 946, and Book 5057, Page 885, Register's Office for said County, and any existing easements of record.

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.

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 1st day of December, 19 78

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. 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 18th day of December, 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 Hazelwood, Missouri this the 14th day of December, 19 78.

My commission expires: 4-11-1981

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December, 1978

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

Notary Public

WARRANTY DEED

FROM JAMES O. WALLACE, SR., et ux.

TO RALPH E. BARTLETT et ux.

F. 0 5 9 8 6.

IDENTIF. REFERENCE

DEC 19 3 46 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