BOOK 5390 PAGE 405 79-31 FILE BOX "4"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Charlie Robert Talley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF January, 1979

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS SUITE 908 FIDELITY FEDERAL BLDG., NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLIE ROBERT TALLEY (NAME)	EXCHANGE BOND & MORTGAGE CORP. (NAME)	MAP: 704
3323 W. HAMILTON (STREET ADDRESS OR ROUTE NUMBER)	205 Verre' Centre 1835 Savoy Dr.N.E. (STREET ADDRESS)	PAR: 36
NASHVILLE, TN. (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA 30341 (CITY) (STATE) (ZIP)	FIELD BOOK NO. 13DA-44090

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, JAMES A. WADE and wife, CAROL E. HOCKETT WADE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLIE ROBERT TALLEY, UNMARRIED

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. 305 on the Plan of Treppard Heights, Section 5, as of record in Book 2663, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot 305 fronts 80 feet on the southeasterly margin of West Hamilton Avenue and extends back on the southwesterly line 762.8 feet, more or less, passing a witness line at 544.8 feet, and on the northeasterly line 756.5 feet, more or less, passing a witness line at 526.5 feet, to the center of Whites Creek, on which it measures 80 feet, more or less.

Being the same property conveyed to James A. Wade and wife, Carol E. Hockett Wade by deed from Owen M. Ferguson and wife, Mattie Ferguson, of record in Book 4342, Page 932, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2752, Page 213, and Book 2797, Page 183, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is ( ) unimproved (XX) improved property, known as 3323 W. HAMILTON (House Number) (Street) NASHVILLE, TENNESSEE (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 hand s this 26th day of January, 19 79

James A. Wade
JAMES A. WADE

Carol E. Hockett Wade
CAROL E. HOCKETT WADE

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 JAMES A. WADE and wife, CAROL E. HOCKETT WADE

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 26th day of January 19 79

Commission expires 11/7/79

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 (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

JAMES A. WADE ET UX

TO

CHARLIE ROBERT TALLEY,

UNMARRIED

F. I. 18.56

IDENTIF. REFERENCE

JAN 29 2 37 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JAN 29 79	CONV	32,500.00			
JAN 29 79	S'TAX		B*	84.50	
JAN 29 79	PR'FEE		B*	.50	
JAN 29 79	W'DEED		B*	4.00	* 89.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.