2498

BOOK 5500 PAGE 800

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

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

60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 1979.

Notary Public

MY COMMISSION EXPIRES: 2/5/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Independent Title Company, Suite 1704 - 17th Floor, One Commerce Place, Nashville, Tn. 37239

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank F. Wallace (NAME)	Dobson and Johnson, Inc. (NAME)	MAP 72-16
2421 Cabin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1900 (STREET ADDRESS)	PARCEL 39
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	3DZ-17540

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 Sam Layne Lewis and wife Kathryn M. Lewis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank F. Wallace and wife Sandra J. 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. 21 on the Plan of Section III, Sunset View, of record in Book 2663, page 44, Register's Office for said County, described as follows:

BEGINNING in the south margin of Cabin Hill Road at the common corner of lots Nos. 20 and 21; thence west, with said road, 108.24 feet to a monument; thence around a curve in a southwesterly direction 30.77 feet to a monument in the easterly margin of Cordell Drive; thence southerly along the margin of said Drive, 203.55 feet to a monument; thence east 123 feet to the corner of lots Nos. 20 and 21; thence northerly, along the line between said lots, 205 feet to the point of beginning.

BEING the same property conveyed to Sam Layne Lewis and wife, Kathryn M. Lewis, by deed from Wayne A. Sinquefield and wife, Ruth R. Sinquefield, of record in Book 5231, page 216, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to a 40-foot utility easement, a 40-foot minimum buidling setback line from Cabin Hill Road and a 50-foot minimum building setback line from Cordell Court and an Owner's certificate of record in Book 2663, page 44, said Register's Office; restrictive covenants of record in Book 2492, page 307, said Register's Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 2421 Cabin Hill Road (House Number) (Street) Nashville, Tennessee 37214 (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 17TH day of SEPTEMBER, 1979

Sam Layne Lewis

Kathryn M. Lewis

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sam Layne Lewis and wife Kathryn F. Lewis

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 17th day of SEPTEMBER 19 79

Commission expires 2/5/83

Notary Public

EMILY B. FRANKE NOTARY PUBLIC AT LARGE

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 _____

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Sam Layne Lewis et ux

Kathryn M. Lewis

TO

Frank F. Wallace et ux

Sandra J. Wallace

F-52764

IDENTIF. REFERENCE

SEP 19 10 46 AM '79

FELIX ZANDER II REGISTER
DAVIDSON COUNTY, TENN.

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
(615) 242-9612

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5500 PAGE 802

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANECUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 52764

ESTATE OF FFENSE

SEP 19 10 45 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 712767