This instrument prepared by:
Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5560 PAGE 588

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elvis L. Wallace et ux	Mercantile Mtg. Co.	118-9-224
(NAME)	(NAME)	
3506 General Bates Drive	P.O. Box 14569	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	St. Louis, Mo. 63178	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Elvis L. Wallace and wife, Sara A. Wallace and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Elvis L. Wallace and wife, Sara A. Wallace have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $49,500.00, secured by Deed of Trust of record in Book 5484, page 474, Register's Office of Davidson County, Tennessee,

We, John M. Mathis and wife, Mary Z. Mathis,

have this day bargained and sold, and do hereby transfer and convey unto the said Elvis L. Wallace and wife, Sara A. Wallace, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 29 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County.

Said part of Lot No. 29 fronts 75 feet on the southeasterly side of General W. B. Bates Drive and runs back 165 feet on the southerly line and 170.3 feet on the northerly line, with the southerly line of Lot No. 6 on the Plan of the First Addition to Woodmont Boulevard Section of Marengo Park, as of record in Book 974, page 83, said Register's Office, to a dead line, measuring 75 feet thereon.

The above described property was conveyed to John M. Mathis and wife, Mary Z. Mathis, by deed from Dolores Rucker Wright Dixon and husband, Billy H. Dixon, of record in Book 5484, page 471, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities along the southerly line of premises, and 30-foot building setback line from Bates Drive, as shown on Plan of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 57,000.00

Subscribed and sworn to before me, this the 25th day of January 19 80

Affiant Elvis L. Wallace

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 3506 General Bates Drive, Nashville, Tennessee 37204 (House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Elvis L. Wallace and wife, Sara A. Wallace, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Elvis L. Wallace and wife, Sara A. Wallace, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th *day of* January, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John M. Mathis

Mary Z. Mathis

John M. Mathis

Mary Z. Mathis

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* John M. MATHIS AND Mary Z. MATHIS

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, *this* 25th *day of* January, *19*80

Mary Emery, *Notary Public*

Commission expires 4/21/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... ....of the....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

9835 01/29 154.70- CHECK

33731

WARRANTY DEED

FROM

John M. Mathis et ux

TO

Elvis L. Wallace et ux

F 74225

IDENTIFICATION REFERENCE

JAN 29 1 30 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5580 PAGE 590

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
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

67000.00- CO
148.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 154.70-
9835A01/29/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F74225

JAN 29 1 30 PM '80

No. 739261