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80225?30 File Box 4 n2712 37.70- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Bessie Bowling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 1980.

M. L. Foley
Notary Public

MY COMMISSION EXPIRES: 6/20/80
(AFFIX SEAL)

pdi

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TENNESSEE 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BESSIE BOWLING, A WIDOW (NAME) | THE LOMAS & NETTLETON COMPANY (NAME) | 81-15-14 |
| 1524 23rd AVENUE NORTH (STREET ADDRESS OR ROUTE NUMBER) | P.O. BOX 964 (STREET ADDRESS) | 2W-36590 |
| NASHVILLE, TENNESSEE 37208 (CITY) (STATE) (P. O. ZIP) | VIRGINIA BEACH, VIRGINIA (CITY) (STATE) (ZIP) | |

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, JOE R. WALLACE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BESSIE BOWLING, A WIDOW

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:

LAND IN Davidson County, Tennessee, being the southerly 16 2/3 feet of Lot No. 135 and the northerly 16 2/3 feet of Lot No. 136 on the Plan of S.A. Champion's subdivision of part of the Harding Property, as of record in Book 161, page 132, Register's Office for said County.

SAID parts of said lots adjoin and front together 33 1/3 feet on the easterly side of 23rd Avenue North and run back between parallel lines 150 feet to a n alley.

BEING the same property conveyed to Joe R. Wallace by deed from Annie Wallace , a widow, of record in Book 4940, page 518, Register's Office for Davidson County, Tennessee.

Rose E. Wallace, wife of the above named Joe R. Wallace, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicabel to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ( )
This is improved (XX) property, known as 1524 23rd Avenue North, Nashville, Tennessee 37208
(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 my hand this 25th day of January, 1980

Joe R. Wallace

Joe R. Wallace

Rose E Wallace

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 Joe R. Wallace

the 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

Commission expires 6/20/80

M. L. Pardue
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

JOE R. WALLACE

TO

BESSIE BOWLING

F 7 6 1 6 0

IDENTIF. REFERENCE

FEB 12 11 07 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

12000.00- CO
31.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 37.70-
2297A02/12/80 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F 76160

IDENTIF. REFERENCE

FEB 12 11 07 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

**No.** 741627