BOOK 5687 PAGE 513

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Timothy Wallace and wife, Rhonda Wallace	Fidelity Federal Savings and Loan Association	Map 28-10
595 Hicks Road, Apt.20E	Fourth and Union	Par 48
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)----------

---

Dollars,
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of a Deed of Trust executed in favor of Diversified Mortgage Company, of record in Book 4580, Page 149, Register's Office for Davidson County, Tennessee, and a Note of even date in the principal amount of $19,750.00, payable as specified therein. Said Deed of Trust was subsequently assigned to Fidelity Federal Savings & Loan Association of Nashville by Assignment of record in Book 4598, Page 883, Register's Office for Davidson County, Tennessee.

R. W. Clunan and wife Joan B. Clunan,

have this day bargained and sold, and do hereby transfer and convey unto the said Timothy Wallace and wife, Rhonda Wallace, their

heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Stacy Square Section 4, as of record in Book 4460, Page 12, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to R. W. Clunan and wife, Joan B. Clunan, by Deed from C & S Builders, Inc., of record in Book 4580, Page 147, Register's Office for Davidson County, Tennessee.

This property is subject to Restrictive Covenants contained in instrument of record in Book 4504, Page 406, Register's Office for Davidson County, Tennessee. This property is also subject to a Plan of record in Book 4460, Page 12, said Register's Office, which shows an Owners Certificate, a 30-foot minimum building setback line from Colt Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the northeast corner of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,750.00

Subscribed and sworn to before me, this the 5th day of December 19 80

Affiant

My commission expires

(Affix Seal)

Notary Public

This is (unimproved ( ) improved (X) property, known as 224 Colt Drive, Nashville, Tennessee
(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 Timothy Wallace and wife, Rhonda Wallace, their

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,* except as hereinabove set forth and for 1980 taxes which the Grantees agree to assume and pay.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Timothy Wallace and wife, Rhonda Wallace, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 5th day of December, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

R. W. Clunan

Joan B. Clunan

BOOK 5687 PAGE 514

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* R. W. Clunan and wife, Joan B. Clunan,

*the within named 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* 5th *day of* December, *19* 80

[illegible] *Notary Public*

Commission expires [illegible]

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 .....

G 20728

RUSH

IDENTIF. REFERENCE

DEC 8 2 37 PM '80

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

WARRANTY DEED

FROM
R. W. Clunan and wife,
Joan B. Clunan

TO
Timothy Wallace and wife,
Rhonda Wallace

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 _____

FOR _____

BOOK 5687 PAGE 515

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
			42750.00- CO	
			111.02 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 117.52-	
			8722A12/08/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 20728

IDENTIF. REFERENCE

Dec 8 2 37 PM '80

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

No. 796041