8591 [illegible] CLERK

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 31st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238" - File Box 37

BOOK 5751 PAGE 397

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Wade Martin, et ux. (NAME)	First Federal Savings & Loan Association (NAME)	Map 130-8
4326 Wallace Lane (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, North (STREET ADDRESS)	Parcel 79
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	7DA-42725

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- ---------- *DOLLARS*

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the assumption by the Grantees of the unpaid balance of an indebtedness in the original principal amount of $55,600.00 secured by a Deed of Trust executed by the Grantors to J. G. Lackey, Jr., Trustee, of record in Book 5228, page 57, Register's Office for Davidson County, Tennessee, James R. Pace and wife, Dorothy Pace (the "Grantors"),

IDENTIF. REFERENCE
JUN 1 12 51 PM '81
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

G 4 4 1 2 4

have bargained and sold, and by these presents do transfer and convey unto the said Joseph Wade Martin and wife, Susan G. Martin (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. 24 on the Plan of Sneed Estates of record in Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 132 feet on the east line of Wallace Lane and runs back between parallel lines 304 feet to a dead line in the rear measuring 132.0 feet thereon.

Being the same property conveyed to James R. Pace and wife, Dorothy Pace, by deed from Harold J. Baird and wife, Carolyn Baird, of record in Book 5228, page 55, 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 $ 101,500.00

Subscribed and sworn to before me, this the [illegible] day of June 1981

Affiant

My commission expires: [illegible]

(Affix Seal)

Notary Public

Said property is sold and conveyed subject to the following:

1. 1981 real property taxes, which have been prorated and assumed by the Grantees;

2. The Deed of Trust aforesaid, of record in Book 5228, page 57, Register's Office for Davidson County, Tennessee;

3. Restrictive covenants of record in Book 2092, page 410, said Register's Office, as amended in Book 2097, page 93, said Register's Office; and

4. Owner's Certificate, 85-foot minimum building setback line from Wallace Lane, and 10-foot easement for public utility purposes along the southerly and easterly lines of said Lot No. 24 - all as shown on the Plan aforesaid, of record in Book 2133, pages 10 and 11, said Register's Office.

This is unimproved ( ) improved (X) property, known as 4326 Wallace Lane, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town)

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 Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as set forth herein

And Grantors *do further covenant and bind* themselves, their *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.*

Witness our *hand* s *this* 1st *day of* June, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JAMES R. PACE

DOROTHY PACE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ... a Notary Public in and for said County and State, the within named James R. Pace and wife, Dorothy Pace,

.....

.....

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 ..... day of June, 19 81.

..... Notary Public.

Commission Expires .....

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

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 ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

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 .....

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5751 PAGE 400

RECEIVED OF _____

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
			101500.00- CO	
			263.90 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	273.40-
0591A06/01/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.41.24

T
IDENTIF. REFERENCE

JUN 1 12 51 PM '81

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

No. 824778