Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$94,750.00 x Allen M Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October 19 81

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen M. Wallace (NAME)	Metropolitan Federal Savings & Loan Assn. (NAME)	BM-1720
433 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	116-15
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	55

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, George N. Spiva and wife, Elizabeth Fulcher-Spiva

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen M. Wallace, unmarried

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 Lot No. 77-B of Block 7 on the Map of the Re-subdivision of Parts of Royal Oaks Land Company Subdivision, as of record in Book 974, pages 4 and 5, Register's Office for said County, and the north part of Lot No. 110 on the Map of Royal Oaks Land Company Subdivision, as of record in Book 421, pages 102 and 103, Register's Office for said County, and described together as follows:

Said Lot and part of lot adjoin and front together 125 feet on the west side of Lynwood Boulevard and run back between lines 303 feet 6 inches, more or less, to a dead line in the rear on which it measures 110 feet.

BEING the same property conveyed to George N. Spiva, unmarried, by deed from Walter L. Sullivan and wife, Jane H. Sullivan, of record in Book 4962, page 519, Register's Office for said County. The said George N. Spiva having since married.

ELIZABETH FULCHER-SPIVA, Wife of the Grantor, joins in this conveyance for the purpose of relinquishing any and all interests she may have in the above-described property.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4962, page 521, said Register's Office, securing a promissory note dated October 16, 1975, payable to the order of First Federal Savings and Loan Association of Nashville, with a present unpaid principal balance of approximately $40,304.45, which the Grantee herein hereby assumes and

CONTINUED ON BACK.....

This is unimproved ( ) improved (X) property, known as 433 Lynwood Boulevard, Nashville, TN 37205
(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 our hand s this 15th day of October, 19 81

GEORGE N. SPIVA: George N. Spiva

ELIZABETH FULCHER-SPIVA: Elizabeth Fulcher Spiva By: George N. Spiva Att'y-in-Fact

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 George N. Spiva ~~and wife Elizabeth Fulcher-Spiva~~ ~~Spiva~~

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of October 19 81

My commission expires My Commission Expires Oct. 15, 1983

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 (this oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

3347 WARRANTY DEED FROM GEORGE N. SPIVA ETUX TO ALLEN M. WALLACE

G 64239

IDENTIF. REFERENCE

OCT 16 4 06 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

CONTINUED FROM PAGE 1:

agrees to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of October, 1981, before me personally appeared George N. Spiva, to me known to be the person who executed the foregoing instrument in behalf of Elizabeth Fulcher-Spiva and acknowledged that he executed the same as the free act and deed of said Elizabeth Fulcher-Spiva.

Witness my hand and official seal at Nashville, TN, this 15th day of October, 1981.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires:

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

RECEIVED OF _____

FOR _____

BOOK 5807 PAGE 877

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			94750.00- CO	
			246.22 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 252.72-	
			3347A10/16/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 4 2 3 9

IDENTIF. REFERENCE

Oct 16 4 06 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 848640