This instrument prepared by:
Claudia C. Bonnyman
WADDEY & NEWPORT
Second Floor, 500 Church, Nashville, TN 37219

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Richard C. Wallace (NAME) | Richard C. Wallace (NAME) | Map 729 |
| 403 Veritas (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 179 |
| Nashville, TN 37211 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Twenty Thousand Five Hundred and no/100 Dollars ($20,500.00) *Dollars,*

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We *have this day bargained and sold, and do hereby transfer and convey unto the said* Richard C. Wallace his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of East Hill Addition, as of record in Book 332, page 33, Register's Office for said County.

Said Lot No. 7 fronts 100 feet on the north side of Delmas Avenue, and runs back between parallel lines 191 feet to a dead line.

Being the same property devised to Sadie Smith, under the Will of Sarah Smith, deceased, of record in Will Book 56, page 135, County Court Clerk's Office for said County, and as survivor of Abbie Smith, deceased.

Being the same property conveyed to George M. Smith, Jr. by Sadie Smith by deed of record in Book 4416, page 184, which property was sold at foreclosure to WFCO, a partnership, by the Trustee, Claudia C. Bonnyman, on August 10, 1982, pursuant to a Deed of Trus at Book 5831, page 1, Register's Office for Davidson County, Tennessee. Said Trustee's Deed conveying the property to WFCO is of record in Book 5940, page 18, 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 $ 20,500.00

Subscribed and sworn to before me, this the 30 day of Sept. 1982

Affiant

My commission expires Oct. 25, 1985 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 1017 Delmas Avenue (House Number) (Street) Nashville (P. O. Address) Tennessee (City or Town)

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

We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard C. Wallace his *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 30th *day of* September, 19 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

WFCO, a Partnership,

By: Joseph H. Folk

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5944 PAGE 395

*Personally appeared before me,* ..... *a Notary Public in and for said County and State,* .....

.....

.....

*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* ..... *Tennessee this* ..... *day of* ....., *19*...

..... *Notary Public*

*Commission expires* .....

1961 10/01 59.80- CHECK

H 10963

IDENTIF. REFERENCE

OCT 1 11 28 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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*.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Penelope S. Tisdale, of the State and County aforesaid, personally appeared Joseph H. Folk, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of WFCO, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 30 day of Sept, 1982.

Penelope S. Tisdale Notary Public

Commission expires Oct. 25, 1985

**WARRANTY DEED**

FROM
WFCO, a partnership,

TO
Richard C. Wallace

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5944 PAGE 396

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 20500.00- | CO |
| | | | 53.30 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 59.80- |
| 1964A | 10/01/82 | BAL | | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H10963

IDENTIF. REFERENCE

OCT 1 11 28 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 902723