address new owner

Phillip R. Wallace
and wife
1432 Otter Creek
Nashville, TN 37215

242770
Rec

This Instrument Prepared by WALT, DYER & JAMES ATTORNEYS AT LAW Attorney
C-301, 2002 RICHARD JONES RD,
NASHVILLE, TN 37215

DEADRICK STREET
NASHVILLE, TENNESSEE 37238

MAP 144-I
Par 6

WARRANTY DEED

BOOK 6109 PAGE 812

THIS INDENTURE, made this 1st day of AUGUST, A. D., 1983, between DONALD L. WUERTZ and wife, PATRICIA A. WUERTZ

Tennessee, First Parties, and

PHILLIP R. WALLACE and CARROLL V. WALLACE, his wife

Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of

ONE HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED Dollars ($118,500.00)

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, we

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Otter Creek Estates, Section I, as of record in Book 2331, page 157, Register's Office for said County.

Said Lot No. 4 begins at a point in the northeast margin of Otter Creek Road, the common front corner of Lots 3 and 4; thence northeasterly along the line between said lots, 235.9 feet to a point; thence South 39 degrees 52 minutes East 214.8 feet to a point in the northwest margin of Ashland Drive; thence with the margin of the same, in a southwesterly direction 213.6 feet to a concrete monument, the beginning of a curve; thence around said curve, in a westerly direction 39.3 feet to a concrete monument in the northeast margin of Otter Creek Road; thence with the margin of the same, North 195 feet to the point of beginning.

BEING the same premises which Gwynn H. Bradley, by deed dated October 29, 1981, and recorded in Deed Book No. 5813, page 419&c., in the Register's Office in Davidson County, Tennessee, granted and conveyed unto Donald L. Wuertz and wife, Patricia A. Wuertz, in fee.

H 6 5 0 6 7

IDENTIF. REFERENCE

AUG 9 9 34 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

SEND TAX BILLS TO
Leader Federal
158 Madison Ave
Memphis, TN 38103

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

BOOK 6109 PAGE 813

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.)

Donald L. Wuertz (L. S.)
Donald L. Wuertz

.....(L. S.)

Patricia A. Wuertz (L. S.)
Patricia A. Wuertz

STATE OF TENNESSEE, } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State DONALD L. WUERTZ and wife, PATRICIA A. WUERTZ

the within named 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 office, this 1st day of AUGUST, 19 83

Robin D. Dyer
Notary Public

My Commission expires 4-19-87

ROBIN D. DYER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF .....
COUNTY OF..... } ss.

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

the within named 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 office, in .....County, this.....day of.....19.....

My Commission expires.....
Notary Public

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 118,500.00 Affiant Donald L. Wuertz

Subscribed and sworn to before me this 1st day of August 19 83

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

KEITH PRESS, INC., PRINTERS, NASHVILLE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6109 PAGE 814

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
			118500.00- CO	
			308.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 314.60-	
7421	A08/05/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6506.7

IDENTIF. REFERENCE

AUG 5 @ 34 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 968997