ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Lewis Dean Wallace	Lewis Dean Wallace	81-4
(NAME)	(NAME)	
Rt. #1	Rt. #1	195, 196
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Cedar Hill, TN 37032	Cedar Hill, TN 37032	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6239 PAGE 914

For and in consideration of the sum of Nine Thousand Five Hundred and No/100 ($9,500.00) ---------- DOLLARS

cash in hand paid by Lewis Dean Wallace and wife, Margaret Wallace, the GRANTEES herein, the receipt and sufficiency of which are hereby acknowledged, I, PEARL BEARD,

have bargained and sold, and by these presents do transfer and convey unto the said LEWIS DEAN WALLACE and wife, MARGARET WALLACE,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Situated and lying in said County, known as 1823 and 1825 Third Avenue, North in Nashville, Tennessee, and more particularly described as follows:

(See Exhibit "A" attached hereto and incorporated herein by reference as if set out verbatim.)

RUSH

IDENTIF. REFERENCE 105801

FEB 29 4 22 PM '84

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1823 and 1825 Third Avenue, North
(House Number) (Street)

Nashville 37208
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 22 day of February, 19 84.

Pearl Beard

PEARL BEARD

BOOK 239 PAGE 915

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, GARY D. COPAS, a Notary Public in and for said County and State, the within named Pearl Beard

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lebanon, Tennessee, this 22 day of February, 19 84.

My commission expires 11-25-84 Notary Public Gary D. Copas

GARY D. COPAS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 9,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Gary D. Copas

Sworn to and subscribed before me this 29th day of Feb, 19 84.

My commission expires 1-10-88 Notary Public Robert H. Hamilton

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
COPAS & HAMILTON, Attorneys, Lebanon, TN 37087

Name Address

WARRANTY DEED

FROM Pearl Beard

TO Lewis Dean Wallace, ET UX

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

TO BE ATTACHED TO WARRANTY DEED FROM PEARL BEARD TO LEWIS DEAN WALLACE AND WIFE, MARGARET WALLACE, DATED FEBRUARY 22, 1984

Exhibit A

Legal Description

BEING a part of Lot 48 on the Plan of McGavock's 56 Lots of record in Book 11, page 393, at the Register's Office for Davidson County, Tennessee. Beginning at a point in the westerly margin of 3rd Avenue, North, as widened, being the northeast corner of the property conveyed to C.G. Allman by deed of record in Book 1097, page 88, at said Register's Office; thence westerly along his northerly line 165 feet to an alley; thence northerly along the easterly margin of said alley 50 feet to a point; thence easterly 165 feet to the westerly margin of 3rd Avenue, North, as widened; thence along the said easterly margin of 3rd Avenue, North, southerly 50 feet to the point of beginning; thus fronting 50 feet on the westerly margin of 3rd Avenue, North, and extending back between parallel lines 165 feet to an alley in the rear.

BEING a part of Lot 48 on the Plan of McGavock's 56 Lots, of record in Book 11, page 393, at the Register's Office for said County. Beginning at a point in the westerly margin of 3rd Avenue, North, as widened, the southeast corner of the property conveyed to Perry Northcutt and wife, by deed from Robert T. Thompson and wife, Altia Lee Thompson, of record in Book 2011, page 33, said Register's Office; thence along his southerly line, westerly 165 feet to the easterly margin of an alley in the rear; thence southerly, along the said easterly margin of said alley, 50 feet to a point; thence easterly 165 feet to a point in the westerly margin of 3rd Avenue, North, as widened; thence northerly along the said margin of 3rd Avenue, North, 50 feet to the point of beginning. Thus fronting 50 feet on the westerly margin of 3rd Avenue, North, and extending back between parallel lines 165 feet to an alley, also known as 1825 Third Avenue, North, Nashville, Tennessee.

BEING the same property in which a life estate therein was devised to Pearl Beard by the will of Estella Scruggs, duly admitted to probate in the Probate Court of Davidson County, Tennessee, on May 24, 1982, recorded in Will Book 139, page 178, with a certified copy thereof recorded in Book 6234, page 949, in the Register's Office of said County; and furthermore being the same property in which the remaindermen interest therein arising from said will, was conveyed to Pearl Beard by quitclaim deed from Stella Mae Henry, et al of record in Book 6234, page 955, in said Register's Office. Furthermore being the same property conveyed by deed from Austin H. Dillard to Estella Scruggs, of record in

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5487

Book 5479, Page 299, in said Register's Office; the said Austin H. Dillard, being the surviving spouse of Mary J. Dillard, and the said Estella Scruggs, being the sister and sole heir-at-law of the said Mary J. Dillard, who died on January 13, 1977, owning said property by deeds of record in Book 3611, page 459, and Book 2923, page 17, in said Register's Office.

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

BOOK 6239 PAGE 918

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

9500.00- CAMT.
24.70 CSTAX
.50 PRFEE
12.00 MDEED
CHECK 37.20-
6487A02/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

105801

T
IDENTIF. REFERENCE

FEB 29 4 22 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 16591