THIS INSTRUMENT PREPARED BY:
ROBERT L. DOZIER, ATTORNEY-AT-LAW
707 NASHVILLE CITY BANK BLDG
NASHVILLE, TENNESSEE 37201

BOOK 6240 PAGE 305

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
LEWIS DEAN WALLACE, et ux	SAME	Map 82-1
(NAME) Route 1	(NAME)	Par. 1
(STREET ADDRESS OR ROUTE NUMBER) Cedar Hill, Tenn. 37032	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged, including the assumption by Lewis Dean Wallace, and wife, Margaret L. Wallace, of the balance of $37,146.94 on a note, dated 1/31/79, in the original principal amount of $54,000.00, executed by John C. Hailey and Robert W. Branch, Jr., payable to Reed Edmondson and wife, and secured by a Deed of Trust of record in Book 5391, page 302, Register's Office for Davidson County, Tennessee, which is also assumed by the Grantees.

We, JOHN C. HAILEY and ROBERT W. BRANCH, JR.

have this day bargained and sold, and do hereby transfer and convey unto the said

LEWIS DEAN WALLACE and wife, MARGARET L. WALLACE

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a part of Lots 2, 3 and 4 on the Plan of W.H. McGavock's Plan of Lots, of record in Book 21, page 32, Register's Office for Davidson County, Tennessee and described according to a copy of a survey thereof by Cantrell, Connell & Morrison, Engineers, dated December 18, 1956, as follows:

Beginning at a point in the easterly margin of 3rd Avenue North at an inter corner of the property conveyed to the City of Nashville by deed from W. G. Bush and Company, of record in Book 2543, page 151, Register's Office for said County; said point being 303 feet southeast from the most westerly corner on 3rd Avenue North of the land conveyed to said City in said deed; thence with the line of the City of Nashville property north 48° East 130 feet to an iron pin; thence south 47° 50' east 315 feet parallel to the margin of 3rd Avenue North to an iron pin; thence south 48° west 130 feet to an iron pin in the easterly margin of 3rd Avenue North; thence north 47° 50' west 315 feet to the point of beginning, containing 0.94 acres, more or less.

Being the same property conveyed to John C. Hailey and Robert W. Branch, Jr., by Robert L. Dozier, Substitute Trustee, by instrument of record in Book 6238, Page 541, Register's Office for Davidson County, Tennessee. The premises herein described has never been occupied as the residence of either of the Grantors, or their spouses.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,539.94

Subscribed and sworn to before me, this the 29th day of February, 1984

Affiant

My commission expires: 7/21/84
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1816-1826 Third Avenue North, Nashville, TN 37207
(House Number) (Street) P.O Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 29th day of February, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John C. Hailey
JOHN C. HAILEY

Robert W. Branch
ROBERT W. BRANCH, JR.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Dozier, *a Notary Public in and for said County and State,* John C. Hailey and Robert W. Branch, Jr.

the within named bargainor S, *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* 29 *day of* February, *19*84.

Robert L. Dozier
Notary Public

Commission expires 7/21/84

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 .....

WARRANTY DEED

FROM
JOHN C. HAILEY and
ROBERT W. BRANCH

TO
LEWIS DEAN WALLACE et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
MAR 1 12 30 PM '84

IDENTIF. REFERENCE

RUSH

I 0 5 9 4 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6240 PAGE 307

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
			46539.94 CAMT.	
			126.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	132.60-
			6664A03/01/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 5 9 4 1 1

IDENTIF. REFERENCE

MAR 1 12 30 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16760