BOOK 6279 PAGE 877

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 40,300.00

Subscribed and sworn to before me, this the 19 day of April 19 84

Affiant

My commission expires: 10/20/85 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE PATRICIA ANN JOHNSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
George E. Wallace	Third National Mortgage Company
1362 Rosedale Court	P.O. Box 2628
STREET ADDRESS	STREET ADDRESS
Nashville, Tennessee 37206	Nashville, Tennessee 37219
CITY STATE ZIP	CITY STATE ZIP
MAP NO. 71-16 12DA-43958	PARCEL NO. 389

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Grace Mae Upkins

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO George E. Wallace and wife, Anna Wallace

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Joy Gardens, of record in Book 3842, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 51.90 feet on the westerly side of Rosedale Court and runs back 119.44 feet on the northerly side and 146.92 feet on the southerly side to a line at the rear on which it measures 79.57 feet thereon.

Being the same property conveyed to Grace Mae Upkins by deed from Louis Upkins, Sr., recorded in Book 6279 at page 875, Registers Office for said County. This conveyance is subject to taxes for the year 1984 and subsequent years, easements and restrictive covenants of record.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1362 Rosedale Court, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 19 day of April 19 84

Grace Mae Upkins

1948 04/27 111.29- CHECK

State of Tennessee
County of Davidson

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On this 19 day of April, 19 84, before me personally appeared Grace Mae Upkins to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

10/20/85

Notary Public

Patricia Ann Johnson

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

I 1 8 2 9 8

IDENTIF. REFERENCE

APR 27 10 36 AM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.

Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____

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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

40300.00- CAMT.
104.73 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 111.23-
1948A04/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 2 S 6

IDENTIF. REFERENCE

R 27 10 36 AM '84

No. 31599