This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 6473 PAGE 112

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Lewis Dean Wallace, Sr. and Margaret L. Wallace | 1400 Buchanan St | Map 81-11 |
| (NAME) | (NAME) | |
| 1400 Buchanan Street | Same | Parcel 409 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Same | |
| (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 by Lewis Dean Wallace, Sr. and Margaret L. Wallace, and other good and valuable considerations accepted as cash the receipt of which is hereby acknowledged,

We, Melvin Booker and John A Booker, a one-half (½) undivided interest each

have this day bargained and sold, and do hereby transfer and convey unto the said Lewis Dean Wallace, Sr. and 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 Lot No. 3 in W.S. Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, page 132, said Register's Office.

Said Lot No. 3 fronts 53½ feet on the north side of Buchanan Street, formerly Hyde's Ferry Turnpike and runs back with the westerly margin of 14th Avenue North 176 feet to an alley on which it measures 53 feet.

Being the same property conveyed to Melvin Booker and John A. Booker, a one-half (½) undivided interest each by deed from Progressive Business Enterprises, Inc., a Tennessee Corporation with its principal place of business in Nashville, Tennessee, of record in Book 5516, page 39, re-recorded in Book 5527, page 622, Register's Office for Davidson County, Tennessee.

I. 7. 6. 3. 2. 4. IDENTIF. REFERENCE JAN 11 | 25 PM '85 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 10th day of June 19 85

Affiant Melvin Booker

My commission expires: 4/21/85 (Affix Seal)

Notary Public Mary D. Brown

unimproved ( )
This is improved ( ) property, known as 1400 Buchanan Street, Nashville, Tennessee
(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.

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 10th day of June 19 85, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

01 AM 53 JAN 85 CASH

Melvin Booker Melvin Booker John A. Booker John A Booker

3065

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Alice Brown, *a Notary Public in and for said County and State,* Melvin Booker and John A. Booker, a one-half (½) undivided interest each

*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* Nashville, *Tennessee, this 1st day of* January, *19* 85

Mary A. Brown *Notary Public*

*Commission expires* 4/21/85

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
Melvin Booker and John A. Booker, a one-half (½) undivided interest each
TO

Lewis Dean Wallace, Sr. and Margaret L. Wallace

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

# OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6473 PAGE 114

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND [illegible] | TOTAL PAID |
|---|---|---|---|---|
| | | | 46.80 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CASH 53.30- |
| | | | 3065A01/11/85 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 6 3 2 4

IDENTIF. REFERENCE

JAN 11 | 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100697