This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6475 PAGE 902

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $47,459.06

James Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 1985

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES WALLACE, et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	61-08
1129 Richmond Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 62923 (STREET ADDRESS)	6
Nashville, Tn. 37216 (CITY) (STATE) (P.O. ZIP)	Virginia Beach, Va. 23462 (CITY) (STATE) (ZIP)	15DZ 24895

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DINO P. SORANI and wife ETHEL C. SORANI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES WALLACE and wife, CLARA M. WALLACE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being the west part of Lot No. 15 on the Plan of Section One, King Subdivision of record in Book 1130, page 94, Register's Office for said County, as revised by instrument of record in Book 1733, page 249, said Register's Office.

Said part of said lot fronts 70 feet on the north side of Richmond Drive and runs back between parallel lines, 225 feet to a dead line.

Being the same property conveyed by deed to Dino P. Sorani and wife, Ethel C. Sorani, from Luther Claud and Hoy R. Claud, of record in Book 3404, page 81, Register's Office for Davidson County, Tennessee.

Grantees assume the obligation to pay the remaining balance of a note to Murphree Mortgage Company, secured by a Deed of Trust of record in Book 3416, page 253, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1129 Richmond Drive, Nashville, Tn. 37216 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hand s this 11th day of January, 19 85.

Dino P. Sorani
DINO P. SORANI

Ethel C Sorani
ETHEL C. SORANI

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dino P. Sorani and Ethel C. Sorani

the 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 Goodlettsville, Tennessee, this 11th day of January, 1985.

Commission Expires October 19, 1986

Douglas Berry, Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____

_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he/they 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 official seal at office at _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

I.T. 7.22.2

IDENTIF. REFERENCE

JAN 18 2 43 PM 185

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

4076 01/15 130.00- CHECK

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

47459.00- CAMT.
123.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 130.00-
4076A01/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.7.2 2 2

IDENTIF. REFERENCE

JAN 16 2 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101687