WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

mail

STATE OF TENNESSEE
COUNTY OF Davidson

The actual Consideration or Value whichever is greater for this transfer is $ 24,585.00.

Thurman Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 198 5.

Notary Public

My Commission Expires: Jan. 25, 1988

BOOK 6580 PAGE 125

Address New Owner:	Send Tax Bills To:	Map-Parcel
Mr. & Mrs. Thurman Bell	Lewis Dean Wallace	
1823 Third Avenue, N.	Rt #1	81-4-196 m
Nashville, TN 37208	Cedar Hill Tenn 37032	

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, **LEWIS DEAN WALLACE and wife, MARGARET WALLACE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THURMAN BELL and wife, SADIE BELL**

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 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 Third 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 Third Avenue, North as widened; thence along the said easterly margin of Third Avenue North Southerly 50 feet to the point of beginning; thus fronting 50 feet on the westerly margin of Third Avenue North and extending back between parallel lines 165 feet to an alley in the rear.

BEING part of the same property conveyed to LEWIS DEAN WALLACE and wife, MARGARET WALLACE by Deed from PEARL BEARD of recor in Book 6239, Page 914, Register's Office for Davidson County, TN.

This is ( )unimproved property known as 1823 Third Avenue, N.
(x)improved Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 applicabl to all genders.

WITNESS our hand s this 11th day of June, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lewis Dean Wallace — Margaret Wallace

LEWIS DEAN WALLACE — MARGARET WALLACE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named LEWIS DEAN WALLACE and wife, MARGARET WALLACE the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of June, 1985.

J. K. [illegible]
NOTARY PUBLIC

My Commission Expires: Jan 25, 1988

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor___, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Tennessee, this _____ day of _____, 198_____.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF _____

Before me, undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted or proved to me upon the basis of sufficient evidence, upon his oath, acknowledged himself to be the _____ of the _____, the within named bargainor, a corporation and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____.

WITNESS my hand and seal at office at _____, Tennessee, on this the _____ day of _____, 198____.

_____
NOTARY PUBLIC

My Commission Expires: _____

FILED DAVIDSON CO. TN. REGISTER'S OFFICE
JUN 12 12 21 PM '85
IDENTIF. REFERENCE
J. 12 4.5 2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6580 PAGE 127

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

24525.00- CAMT.
63.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 70.20-
7500A06/12/65 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. 1. 2 4 5 2

IDENTIF. REFERENCE

JUN 12 12 21 PM '65

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143942