THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Carole M. Templeton	Same as new owner	Map 18-12
313 Fannin Drive		Parcel 44
Goodlettsville, Tn. 37072		GO-12967

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, I. W. WALLACE and wife, WANDA LOU WALLACE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said CAROLE M. TEMPLETON, subject to a life estate in and to LOUISE MONTGOMERY, hereinafter referred to as 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 Lot No. 38 on the Revision Plat of Mansker Heights, Section II, as of record in Plat Book 3106, page 16, Register's Office, Davidson County, Tennessee.

Said Lot No. 38 fronts 100 feet on the westerly side of Fannin Drive and runs back between lines 286.1 feet on the northerly line and 309.7 feet on the southerly line, to a dead line in the rear upon which it measures 102.4 feet thereon.

Being the same property conveyed to I. W. Wallace and wife, Wanda Lou Wallace, by deed from I. W. Wallace, of record in Book 5772, page 171, Register's Office, Davidson County, Tennessee.

IT IS THE INTENT of the parties that the property be vested in Carole M. Templeton, subject only to a life estate for and during the life time of Louise Montgomery.

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, the GRANTORS 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 warrant that the same is unencumbered, except as follows:

1. 1985 State, County and City of Goodlettsville taxes, prorated and paid in full.

2. Restrictions filed for record in Book 3219, page 579, said Register's Office.

3. The Plan of record in Book 3106, page 16, said Register's Office, shows Owner's Certificate, 115 foot setback line from Fannin Drive, 10 foot easement for utilities along the rear line and easement for overhang across the southwest corner.

And We, the GRANTORS 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.

WITNESS our hands on this the 6th day of November, 1985.

I. W. Wallace
I. W. WALLACE

Wanda Lou Wallace
WANDA LOU WALLACE

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 I. W. WALLACE and wife, WANDA LOU WALLACE, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 6th day of November, 1985.

Dianne M. Catley
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DIANNE M. CATLEY

My Commission Expires: 1-19-88

OFFICIAL RECEIPT

BOOK 6706 PAGE 698

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $67,500.00.

Carole M Templeton
Affiant

Sworn to and subscribed before me, this the 6th day of November, 1985.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE NOTARY PUBLIC DIANE CATHEY

5 1 9 8 8

IDENTIFICATION REFERENCE

Nov 11 9 05 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6706 PAGE 699

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 FEES	TOTAL PAID

67500.00- CONT.
175.50 CSTAX
.50 PRFEE
9.00 MORTG
CHECK 185.00-
5449A11/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.1988

IDENTIFICATION REFERENCE

Nov 11 9 05 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190688