BOOK 7021 PAGE 693

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,158.00

Charles H. Wallas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 86

Notary Public

MY COMMISSION EXPIRES: 1-9-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

MORTON, LEWIS, KING & KRIEG, 23rd Floor, L & C Tower, Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Stivers (NAME)	Mary Ann Stivers (NAME)	118-13-132
3915 Albert Drive (STREET ADDRESS OR ROUTE NUMBER)	3915 Albert Drive (STREET ADDRESS)	16DA-17326
Nashville, Tn. 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37204 (CITY) (STATE) (ZIP)	

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~~ I, CHARLES HENRY WALLAS, unmarried

HEREINAFTER CALLED THE GRANTOR, ~~HAVE~~ HAS BARGAINED AND SOLD, AND BY THESE PRESENTS ~~DO~~ DOES TRANSFER AND CONVEY UNTO MARY ANN F. STIVERS

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

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Lipscomb Heights, as of record in Book 2083, Page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles H. Wallas and wife, Frances R. Wallas, from Henry B. McBride, III, and wife, Cynthia K. McBride, of record in Book 5458, Page 229, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record in Book 6346, Page 740, Register's Office for Davidson County, Tennessee, Frances Ruth Goldenberg Wallas conveyed to Charles Henry Wallas, all her right, title and interest in the above described description.

This conveyance is subject to:

1. Ten-foot easement for public utilities purposes along rear line of premises, 60-foot building setback line from Albert Drive, and conditions of owner's certificate as shown on plan of record in Book 2083, Page 61, Register's Office for Davidson County, Tennessee; and

2. Restrictive covenants contained in an instrument of record in Book 2196, Page 106, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved (X) property, known as 3915 Albert Drive, Nashville, Tennessee 37204
(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 GRANTEE ~~their~~ her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, ~~have~~ has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind ~~myself~~ myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE ~~their~~ her 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.

Grantee

Witness my hand this 27th day of October, 19 86.

Charles Henry Wallas

CHARLES HENRY WALLAS

STATE OF TENNESSEE
Davidson County

BOOK 7021 PAGE 694

Personally appeared before me, Reba Brown, a Notary Public in and for said County and State, the within named CHARLES HENRY WALLAS

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 1986.

Reba Brown Notary Public

Commission Expires 1-9-89

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

57072

IDENTIFICATION REFERENCE

Oct 28 9 08 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

CHARLES HENRY WALLAS

TO

MARY ANN F. STIVERS

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7021 PAGE 695

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

78153.00- CAPIT.
218.96 CSTAX
.50 RPTFEE
6.00 WDEED
CHECK 225.46-
9013A10/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5707.2

IDENTIFICATION REFERENCE

Oct 28 9 08 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05145