BOOK 7068 PAGE 779

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

X William M. Wallberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 19 86

A. Eddie Montgomery
Notary Public

MY COMMISSION EXPIRES: 10-1-87
(AFFIX SEAL)

file 27

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Wallberg (NAME)	Mortgage Corporation of the (NAME)	117-08
1524 Ferguson Avenue (STREET ADDRESS OR ROUTE NUMBER)	2119 6th Avenue North (STREET ADDRESS)	119
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	24W14145

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, Jeanette L. Clark and husband, Carroll L. Miller and Jeanette R. Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Wallberg and wife, Felicia A. Wallberg

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 east 50 feet of Lot No. 159 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County, as follows:

Said Part of said Lot fronts 50 feet on the northerly side of Ferguson Avenue and runs back between parallel lines 152 feet to a dead line.

Being the same property conveyed to Jeanette L. Clark and Jeanette R. Clark by deed from Sam A. Francescon, Jr. and wife, Margaret S. Francescon of record in Book 6207, Page 987, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

72903

IDENTIFICATION REFERENCE

Dec 15 11 13 AM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) property, known as 1524 Ferguson Avenue, Nashville, TN 37212
(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 their hand s this 10th day of December, 19 86

Jeanette L. Clark

Jeanette R. Clark by Jeanette L. Clark attorney-in-fact

Carroll L. Miller

12/15 255.30

7203

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanette L. Clark and Jeanette R. Clark, Carroll L. Miller

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 Brentwood, Tennessee, this 10th day of December 19 86

Commission expires 10-1-87

N. Eddie Mott
Notary Public

STATE OF TENNESSEE
Davidson 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 (his oath / their several oaths) acknowledged (himself / 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 purposes 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 _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Jeanette L. Clark and Jeanette R. Clark

TO

William M. Wallberg and wife, Felicia A. Wallberg

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

710[illegible]- CANT.
196.[illegible]0 CSTAX
.50 PRFE
6.00 WDEED
CHECK 205.30-
7023[illegible]/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72903

IDENTIFICATION REFERENCE

DEC 15 11 13 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No22808