PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

WARRANTY DEED

BOOK 7076 PAGE 75

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Lewis Dean Wallace & Wife, Margaret L. Wallace	Same	Map 2W Parcel 24975

1206 - Beechwood St

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Fred J. Cassetty, a single person, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Lewis Dean Wallace and wife, Margaret L. Wallace, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 8 in W. S. Settles' Subdivision of Lot No. 7 of Woodard Place, as of record in Book 57, page 132, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 8 fronts 50 feet on the west side of 14th Avenue, North, and runs back between parallel lines, 144 feet along the north margin of an alley, to an alley in the rear, excepting therefrom a small triangle out of the southwest corner of said lot for a base line of 14 feet and a side line of 10 feet taken for the intersection of the two alleys.
>
> Being the same property conveyed to Fred J. Cassetty by deed from James C. Cook & wife, Dorothy K. Cook, of record in Book 4397, page 933, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1805 14th Avenue, North, Nashville, Tennessee.

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 my hand this 19 day of December, 1986.

7515

Dec 19 4 03 PM '86

RECEIVED

F J Cassetty
Fred J. Cassetty

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred J. Cassetty, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this _____ day of December, 1986.

Notary Public
My Commission expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,000.00.

Affiant

Sworn to and subscribed before me this ____ day of _____, 1986.

Notary Public
My Commission expires: _____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7076 PAGE 77

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

39.[illegible] D- [illegible]
0.40 [illegible]
.50 [illegible]
0.00 [illegible]
CHK # 14.00-
9578 12/19/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 5 1 5 0

IDENTIFICATION REFERENCE

DEC 19 4 03 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 25297