2714

BOOK 8826 PAGE 848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 92

Notary Public

MY COMMISSION EXPIRES July 27, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles M. Wallace	Sears Mortgage Corporation	171
(NAME)	(NAME)	
5633 Valley View Road	440 North Fairway Drive	48
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Vernon Hills, IL 60061	6DU56930
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Estate of Jean Noble Frank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles M. Wallace and wife, Rebecca R. Wallace

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:

Land in Davidson County, Tennessee, being all of Lot No. 47 and the southerly 75 feet of Lot No. 48 on the map of R.W. Bratton and Company Subdivision of Brentwood Gardens, not of record, described according to a copy of a survey thereof made November 1934, by W.H. Southgate, surveyor, as follows: beginning at a point on the westerly side of Valley View Road 975 feet southerly from the corner of said road and Old Hickory Boulevard, and running with Valley View Road in a southerly direction 225 feet to a point marked by an iron pin; thence with the line between Lots 46 and 47 westerly 436-1/2 feet to a pin at an old stone wall, being the corner of Lots 46 and 47; thence with said stone wall northerly 225 feet to an iron pin; thence in a straight line easterly 436 1/2 feet to the point of beginning, containing approximately two acres.

Being the same property conveyed to Jean Noble Frank by deed from Richard H. Frank, Jr. and wife, Katherine B. Frank of record in Book 5207, page 608, Register's Office for Davidson County, Tennessee. The said Jean Noble Frank has since died.

7.7.9.0 0

IDENTIFICATION REFERENCE

Dec 30 9 31 AM '92

...Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6418 12/30 0101 03CHECK 497.40

unimproved ( )
This is improved (X) property, known as 5633 Valley View Road, Brentwood, TN 37027
(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 my hand this 28th day of December 19 92

Jean Frank Massey as individuals and Co-Executors
Estate of Jean Noble Frank

as individuals and Co-Executors

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estate of Jean Noble Frank by Jean Frank Massey and Richard H. Frank, Jr., both as individuals and Co-Executors

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of December, 19 92.

Commission expires 7/27/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

STATE OF TENNESSEE
County

On this _____ day of _____ , 19____ , personally appeared before me, _____ , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____ , 19____ .

My commission expires: _____

Notary Public

WARRANTY DEED

FROM
Estate of Jean Noble Frank

TO
Charles M. Wallace and wife, Rebecca R. Wallace

RETURN TO:
Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 8826 PAGE 850

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
			CAMT	
				132000.00
			CON TX	488.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	497.40
			CHECK	497.40
12/30/92	01		09:30 0001	6418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.9.0 0

IDENTIFI REFERENCE

DEC 30 9 32 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 605539