This Instrument Was Prepared By
WILKINS & [illegible] ATTORNEYS
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

BOOK 4780 PAGE 430

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph N. Wallace	Same	9D 38950
(NAME)	(NAME)	
Route 2, Anglin Road		Map 154
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Fairview, Tenn. 37062		Par 23
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, Neal W. Carter and wife, Ann Rankin Carter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph N. Wallace and wife Sue T. 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:

A tract of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Kohl-Coode and Associates, January 2, 1974, as follows:

BEGINNING at a point on the westerly margin of Griffith Road at the northeast corner of the Carvalho property; thence with said Carvalho northern boundary line South 82° 36' west 503.9 feet to an iron pin; thence with said Carvalho western boundary line south 7° 27' east 475.7 feet to an iron pin; thence with the northern boundary line of the Gentry property South 86° 30' west 1,155.8 feet to an iron pin; thence with the eastern boundary line of the Lewis property north 3° 47' east 245.8 feet; thence with said Lewis northern boundary line north 85° 55' west 287.4 feet; thence north 18° 34' west 334.5 feet; thence north 71° 26' east 181 feet; thence south 63° 01' east 204 feet; thence south 49° 35' east 440.3 feet to the beginning of a curve; thence around said curve having a radius of 186.3 feet easterly 187.6 feet; thence north 72°44' east 305 feet; thence south 57° 53' east 375.6 feet to an iron pin; thence north 7° 27' west 472.5 feet to an iron pin; thence north 82° 36' east 545.8 feet to the westerly margin of Griffith Road; thence with the same south 16° 36' east 51 feet to the beginning containing 10 acres more or less.

BEING the same property conveyed to Neal W. Carter and wife, Ann Rankin Carter by deed from Willie Ford Green of record in Book 4479, page 973, and by deed from Wesley Wallace and wife, Estella Wallace of record in Deed Book 3674, page 310, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, or other encumberances which are matters of public record.

There shall be no temporary dwellings or house trailers placed on this property. All buildings shall have a minimum of 1700 feet of floor space.

The Grantors also convey to the Grantees a non-exclusive easement for ingress and egress to the above described property, said easement being described as a private roadway of Grantors running along the northerly boundary of the property conveyed and extending thence northwardly across other property of the Grantors to a point of intersection with Griffith Road. Said easement shall run with the land; provided, however, that when and if the said private roadway shall become a publicly maintained and dedicated roadway, this easement shall cease.

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; tne 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 convenant 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 our hands this 9th day of January, 1974.

Neal W. Carter

Ann Rankin Carter

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 NEAL W. CARTER and wife, ANN RANKIN CARTER, the bargainors, 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 Nashville, Tennessee, this 9th day of January, 1974.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-30-76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $17,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of January, 1974.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-30-76

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IDENTIF. REFERENCE

JAN 14 12 07 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN 14 74	CONV	17,000.00			
JAN 14 74 STAX			A*	44.20	
JAN 14 74 PRFEE			A*	.50	
JAN 14 74	WDEED		A*	4.00	* 48.70

WILKINS & ADAMS
ATTORNEYS-AT-LAW
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