WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph N. Wallace (NAME)	Joseph N. Wallace (NAME)	Map 154
7439 Highway 70 South (STREET ADDRESS OR ROUTE NUMBER)	7439 Highway 70 South (STREET ADDRESS)	Parcel ____
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37221 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) - *DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid balance of a note, payable to Neal W. Carter and wife, Ann Rankin Carter, secured by a Deed of Trust of record in Book 4789, page 912, Register's Office for Davidson County, Tennessee, the unpaid balance being in the approximate amount of $3,348.78, I,

JAMES C. McBROOM, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH N. WALLACE,

his *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 & Associates, dated January 2, 1974, revised January 25, 1974, as follows:

BEGINNING on the westerly margin of Griffith Road at the northeast corner of the Green property; thence with Green's northerly line, South 81° 44' west 453 feet to an iron pin; thence South 12° 36' east 378.3 feet; thence South 75° 28' west 344.4 feet to an iron pin in the easterly margin of a Private Dirt Road; thence with the same, around a slight curve, northwesterly 357.4 feet; thence North 64° 12' east 475.9 feet, thence North 81° 44' east 449.4 feet to the westerly margin of Griffith Road; thence with the same, South 16° 36' east 51 feet to the beginning, containing 4 acres, more or less.

BEING the same property conveyed to James C. McBroom, unmarried, by deed from Neal W. Carter and wife, Ann Rankin Carter, of record in Book 4789, page 910, 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 place on this property. All buildings shall have a minimum of 1700 feet of floor space.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 16th day of January 1976

Joseph N. Wallace
Affiant

My commission expires 3/11/79 (Affix Seal)

Susan Ross
Notary Public

THIS DEED PREPARED BY: DANIEL D. FINCH, Attorney at Law
702 American Trust Building

The Grantor also conveys to the Grantee a non-exclusive easement for ingress and egress to the above described property, said easement being described as a private roadway of Grantor running along the westerly boundary of the property conveyed and extending northwardly and eastwardly 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 roady, this easement shall cease.

unimproved (X)
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOSEPH N. WALLACE *his heirs and assigns, forever.*

And I *do covenant with the said* JOSEPH N. WALLACE *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as hereinabove set forth.

And I, JAMES C. McBROOM, unmarried, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* JOSEPH N. WALLACE, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 16th *day of* January, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer, on said day and date.*

James C. McBroom

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* JAMES C. McBROOM, unmarried,

the bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 16th *day of* January, *19* 76.

Susan Rose, *Notary Public.*

Commission Expires 2/14/79.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in..... this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM JAMES C. McBROOM

TO JOSEPH N. WALLACE

D 32436.

IDENTIF. REFERENCE

JAN 16 2 49 PM '76

FELIX Z. WILCOX, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Joe N. Wallace
Rt 1, Bushyhead Rd
Kingston Springs, Tenn
37082

JAN16⁷⁶	CONV	*7,000.00			
JAN16⁷⁶	S'TAX		B*	18.20	
JAN16⁷⁶	PRFEE		B*	.50	
JAN16⁷⁶	W'DEED		B*	8.00	* 26.70