BOOK 4998 PAGE 348

THIS INSTRUMENT PREPARED BY:
MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis Dean Wallace, et ux	SAME	14D-28550
(NAME) 1164 Gallatin Rd.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37206	(STREET ADDRESS)	
(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,

LEWIS DEAN WALLACE and wife, MARGARET L. WALLACE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES T. HAMSLEY and wife, CAROLYN L. HAMSLEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON AND ROBERTSON COUNTIES, DESCRIBED AS FOLLOWS: TO-WIT:

A certain tract or parcel of land situated in the 16th Civil District of Robertson County, Tennessee, and in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey made by John Setters as follows: Beginning at a point in the southern boundary line of a tract of land owned by Jim Huffman, being the northwest corner of a reserved strip of land; thence with Huffman's southern boundary line and the southern boundary line of a tract of land owned by Rich Garrett, westwardly 2240 feet to a point in Garrett's line; thence Southwardly 1436 feet to a point in the northerly boundary line of a tract of land owned by Lum Adcock; thence with Adcock's northern boundary line and the northern boundary line of a tract of land owned by Bowers, eastwardly 2640 feet to a point; thence northwardly 660 feet to a point, the southeast corner of said reserved tract of land; thence North 79° West 255 feet to a point; thence North 89° West 188 feet to a point; thence North 80° West 114 feet to a point; thence North 58° West 168 feet to a point; thence North 45° West 89 feet to a point; thence North 23° East 400 feet to a point; thence North 71 1/2° East 200 feet to a point; thence North 61° East 152 feet to a point; thence North 33° East 70 feet to the beginning, containing 79 acres, more or less.

EXCLUSION: There is included in the above description but expressly excluded therefrom, a rectangular tract of land containing about 14 acres on the eastern side of the tract above described, more particularly described as follows: Beginning at the northwestern corner of a tract of land of 18 acres, more or less, conveyed to C. N. Trice and wife, Nannie Lee Trice, in trust to W. O. Lee, Trustee, and fully described in said Trust Deed, which is of record in Book 1386, page 269, Register's Office for said County; thence westwardly along the southern boundary line of a tract of land owned by L. P. Dallas and wife, F. A. Dallas, 809 feet to a point in a ravine or hollow; thence in a southerly direction 815 feet to the Bowers (formerly the Adcock) line south of Sycamore Creek; thence eastwardly along the northern boundary of the Bowers (formerly Adcock) line 915 feet to the southwest corner of said 18 acre tract conveyed to C. N. Trice and wife, Nannnie Lee Trice to William O. Lee, Trustee; thence North, along the western boundary of said 18 acre tract, 619 feet to the beginning, containing 14 acres, more or less.

BEING the same property conveyed to Lewis Dean Wallace and wife, Margaret L. Wallace, by installment deed from Britt S. Cunniff and wife, Ann Cunniff, of record in Book 4751, page 125, Register's Office for Davidson County, Tennessee.

THIS IN AN UNIMPROVED TRACT NEAR GREENBRIER ROAD, DAVIDSON AND ROBERTSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest therefo 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 our hands this 13th day of February, 1976.

D36794

IDENTIF. REFERENCE T

FEB 20 9 32 AM '76

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Lewis Dean Wallace
Lewis Dean Wallace

Margaret L. Wallace
Margaret L. Wallace

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 LEWIS DEAN WALLACE and wife, MARGARET L. WALLACE, 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 13th day of February, 1976.

John C. Walton, Jr.
Notary Public

My Commission Expires: May 1, 1976

JOHN C. WALTON, JR. NOTARY PUBLIC MY COMMISSION EXPIRES MAY 1, 1976 DAVIDSON COUNTY, TENN.

	FEB20	CONV	34,500.00			
	FEB20	S'TAX		B*	89.70	
STATE OF TENNESSEE	FEB20	PR'FEE		B*	.50	
COUNTY OF DAVIDSON	FEB20	W'DEED		B*	4.00	* 94.20

The value or consideration whichever is greater for this transaction is $34,500.00

Clayton Summers
Affiant

Sworn to and subscribed before me this 17th day of February, 1976.

Betty G. Ehresman
Notary Public

My CommissionExpires: 8-15-79

BETTY G. EHRESMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.