BOOK 5345 PAGE 735 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,492.00

Joseph N. Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July 19 78

Notary Public

MY COMMISSION EXPIRES: 9-15-78

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY

James P. Guenther, attorney, 306 Nashville City Bank Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph N. Wallace, et ux (NAME)	Same (NAME)	154 / 45
Route 1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Kingston Springs, TN 37082 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 R. 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:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Holmes-Barber and Associates, Inc., dated April 1, 1977, as follows:

Beginning at a point on the westerly margin of a private road leading to Griffith Road at the southeast corner of the property conveyed to William F. Coul and wife, by deed from Neal W. Carter and wife, of record in Book 5274, page 122, Register's Office for said County; thence with the westerly margin of said private road, south 11° 14' east 285.14 feet to a point in the northerly margin of said road; thence with same south 72° 44' West 262.27 feet to the beginning of a curve; thence around said curve having a radius of 136.30 feet westwardly 137.22 feet to a point in said road; thence continuing with said road north 49° 35' west 333.75 feet to a point; thence north 78° 46' east 589.11 feet to the beginning, containing 3.246 acres more or less.

Being part of the property conveyed to Neal W. Carter and wife, Ann R. Carter by deed from Willie Ford Green of record in Book 4479, page 973, said Register's Office.

Together with a non-exclusive permanent easement or right of way over the existing private gravel road for the enjoyment of the said Joseph N. Wallace, et ux, his heirs, successors and assigns, to pass with or without vehicles for ingress and egress to the land sold. Grantors have heretofore granted to others easements to use the existing roadway and grantor will in the future grant similar common easements to others. Grantors reserve to themselves, their heirs, executors, administrators, personal representatives, assigns, successors and permitees an easement across the land conveyed, the width of the existing roadway and further, the required width of the roadway which may be built in the future, the center line of which would be the center line of the existing roadway to meet the specifications necessary to dedicate the road as a public way. This easement shall be perpetual and shall run with the land. This conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

There shall be no temporary buildings or house trailers placed on this property. Any residence shal have a minimum of 1700 square feet of living space. Buildings will be placed on the property as if the center of the existing roadway were the center of a public dedicated roadway.

This is unimproved (x) improved ( ) property, known as _____ (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 our hands this 18 day of July, 1978

Ann R. Carter

Neal W. Carter

STATE OF TENNESSEE
Davidson County

BOOK 5345 PAGE 736

Personally appeared before me, James P. Guenther, a Notary Public in and for said County and State, the within named Neal W Carter and wife Ann R Carter

the bargainor S, 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 18 day of July 1978

Commission expires 9-15-79

James P. Guenther
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

TO

E. 9 2 1 1 0

IDENTIF. REFERENCE

OCT 3 2 21 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-3RD	CONV	*6,490.20			
OCT-3RD	S'TAX		B*	16.90	
OCT-3RD	PR'FEE		B*	.50	
OCT-3RD	W'DEED		B*	4.00	* 21.40