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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF AUGUST, 1979.

Notary Public

MY COMMISSION EXPIRES: Jan. 18, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Wallace (NAME)	Exchange Bond & Mortgage Corporation (NAME)	83-11
215 Perlen Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, NE (STREET ADDRESS)	169
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	15DA-55510

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, Roger D. Burnett et ux Juanita B. Burnett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Wallace et ux Betty J. 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:

Being Lot No.292 on the Plan of Fortland Park, Section III, as of record in Book 2900, page 61, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Perlen Drive, the common corner of Lots Nos. 291 and 292, thence northerly along said margin of said Drive, and 108.66 feet to a point, th beginning of a curve to the right; thence around said curve having a radius of 25 feet, 39.27 feet to a point in the southerly margin of Brittany Drive; thence easterly along said margin of said Drive 84.9 feet to a point, the northeasterly corner of Lot No. 292; thence south 14 degrees .04 feet West 149.5 feet to a point in the northerly margin of Lots No. 291; thence northwesterly along the line between Lots Nos. 291 and 292, 115.5 feet to the point of beginning.

Being the same property conveyed to Roger D. Burnett and wife Juanita B. Burnett by deed from Harry T. Murley III, and wife Jean H. Murley of record in Book 4525, page 946, Register's Office Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2997, page 394, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is { unimproved ( ) / improved ( ) } property, known as 215 Perlen Drive (House Number) (Street) Nashville, TN. 37206 (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 13TH day of AUGUST, 19 79

Roger D. Burnett Roger D Burnett

Juanita B. Burnett Juanita B. Burnett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger D. Burnett et ux Juanita B. Burnett

the bargainor, 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 AUGUST 79

Commission expires Jan. 18, 1982

James D. Hibbett
Notary Public

J. HIBBETT NOTARY PUBLIC AT LARGE STATE OF TENN.

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

F 46051

WARRANTY DEED

FROM Roger D. Burnett

TO James E. Wallace

IDENTIF. REFERENCE

AUG 14 11 57 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

3960

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45500.00- CO	
			119.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 125.84-	
3960A	08/14/79	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 46051

IDENTIF. REFERENCE

AUG 14 11 57 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 704474