Instrument prepared by:
[illegible] ROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
Willie K. Davis

TO
James O. Wallace, Jr. et ux

For draftsman's use

BOOK 6041 PAGE 256

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Wallace, Jr. (NAME)	Same (NAME)	Map 127
7731 Saddle Ridge Ct. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 228
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 42904

IDENTIF. REFERENCE

APR 20 2 34 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$5.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$16,000.00 James O. Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 19 83

Notary Public

MY COMMISSION EXPIRES: 4-21-85

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, WILLIE K. DAVIS,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES O. WALLACE, JR. and BEVERLY A. WALLACE, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Saddle Ridge, Section Two, of record in Book 5200, page 367, Register's Office for Davidson County, Tennessee.

Form No. WD3a

Beginning at a point on the western margin of Saddle Ridge Court, said point being a common corner with Lot No. 37 running South 55° 45' 15" West, a distance of 328.42 feet to a point; thence running North 58° 21' 24" West, a distance of 399.18 feet to a point; thence running North 46° 24' 29" East, a distance of 323.32 feet to a point, said point being the common corner with Lot No. 39; thence running South 62° 19' 56" East, a distance of 422.50 feet to a point, said point being on the margin of said Saddle Ridge Court; thence around a curve to the left with a radius of 50 feet, a distance of 54.03 feet to a point, said point being the point of beginning.

Being part of the same property conveyed to Willie K. Davis by deed from Willie K. Davis, Trustee, of record in Book 6002, page 79, and by deed from G. William Davis, of record in Book 6002, page 84, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5660, page 823, Register's Office for Davidson County, Tennessee; owner's certificate, certain minimum building setback lines, easements, utility anchor easements and certain notes and requirements to which plan reference is hereby made, as shown on plan of record in Book 5800, page 4, Register's Office for Davidson County, Tennessee.

Grantees agree that they will within twelve months of the date of this deed commence construction of a residence upon the premises and shall, upon commencement of construction, proceed in a diligent and timely manner to completion of construction. If Grantees fail or refuse to commence or diligently and timely proceed to completion of construction, Grantees shall reconvey the premises to Grantor at Grantor's option upon payment of $16,000.00. Grantor reserves the right to approve all building plans and specifications.

Barbara T. Davis, wife of the said Willie K. Davis, joins in the execution of this instrument for the purpose of conveying and releasing any rights which she might have by reason of the marital status.

This is unimproved (X) improved ( ) property, known as 7731 Saddle Ridge Court, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES O. WALLACE, JR. and wife, BEVERLY A. WALLACE their heirs and assigns, forever.

And I do covenant with the said James O. Wallace, Jr. and wife, Beverly A. 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 taxes for the year 1983, which are a lien but not yet due and payable, which the Grantees agree to assume and pay.

And I, Willie K. Davis do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James O. Wallace, Jr. and wife, Beverly A. Wallace, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 19th day of April, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Willie K. Davis

Barbara T. Davis

Form No. WD3b

BOOK 6041 PAGE 258

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Benita H. Askew, a Notary Public in and for said County and State, the within named Willie K. Davis and wife, Barbara T. Davis

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 19th day of April, 1983

Benita H. Askew, Notary Public

Commission Expires 07-27-86

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.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6041 PAGE 259

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			16000.00- CO	
			41.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	51.10-
			1533A04/20/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 42904

IDENTIF. REFERENCE

APR 20 2 34 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 943223