BOOK 7571 PAGE 92 BOX 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

B. Kelly Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF June, 19 88

Thomas W. Lawless
Notary Public

MY COMMISSION EXPIRES: 1-21-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, 23rd Fl., First American Ctr., Nashville, TN 37238

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Earl & Zetta Ferrell	c/o Bob Bell, CPA	081-11-409
(NAME)	(NAME)	
Rt. 5, Box 57, Hwy 70 W	P.O. Box 868	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Lebanon, TN 37087	Springfield, TN 37172	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Lewis Dean Wallace, Sr. and Margaret L. Wallace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl Ferrell and wife, Zetta Ferrell

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 Davidson County, Tennessee, being Lot No. 3 in W. S. Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, page 132, said Register's Office.

Said Lot No. 3 fronts 53½ feet on the north side of Buchanan Street, formerly Hyde's Ferry Turnpike and runs back with the westerly margin of 14th Avenue North 176 feet to an alley on which it measures 53 feet.

Being the same property conveyed to Lewis Dean Wallace, Sr. and wife, Margaret L. Wallace by deed from Melvin Booker and John A. Booker, of record in Book 6473, page 112, Register's Office for Davidson County, Tennessee.

4601 06/13 0101 03CHECK 916.50

39264

IDENTIFICATION REFERENCE

JUN 13 3 09 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 1400 Buchanan Street Nashville, Tennessee
(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 hand s this 10th day of June, 19 88

Lewis Dean Wallace, Sr.

Margaret L. Wallace

BOOK 7571 PAGE 93

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Lewis Dean Wallace, Sr. and Margaret L. Wallace

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

Witness my hand, at office, this 10 day of June, 19 88.

Commission expires 1/21/90

Thomas W. Lawless
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

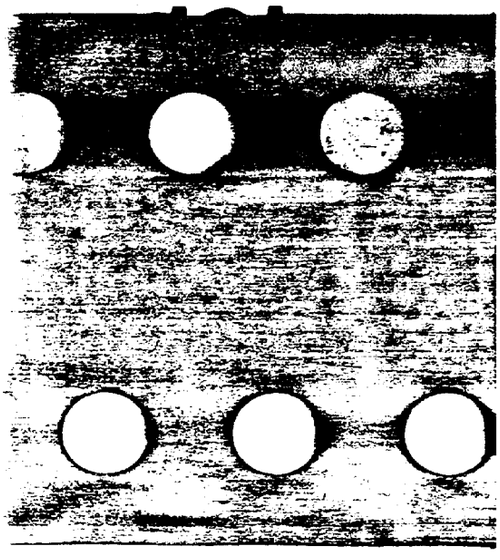
Lewis Dean Wallace, SR. and

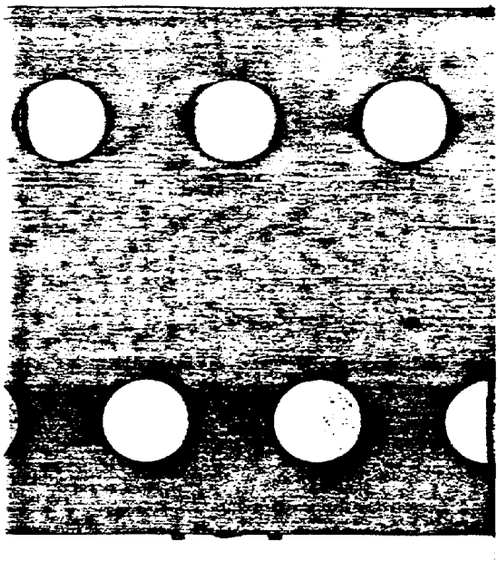
Margaret L. Wallace

TO

Earl Ferrell and Zetta Ferrell

Prepared by:
COMBOS & LAWLESS
A Professional Law
Corporation
Twentieth Floor, First
American Center
Nashville, Tennessee
37238-0057





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7571 PAGE 94

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 325000.00
CON TX 910.00
PRFEE 0.50
WDEED 6.00
TOTAL 916.50
CHECK 916.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/13/88 01 15:08 0001 4601

39264

IDENTIFICATION REFERENCE

JUN 13 3 09 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101446

[redacted]