RGDWP217 02/28/89 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (TAS)
2700 First American Center
Nashville, Tennessee 37238

Box 18

GENERAL WARRANTY DEED

Address New Owner	Send Tax Bills To	Map-Parcel Number(s):
Danny M. O'Rear 5703 Knob Road Nashville, TN	Chemical Mortgage Company 101 East Town St. Columbus, OH 43215	103-06-0-156

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN H. WALLACE and wife, MARY K. WALLACE (collectively "Grantor") has bargained and sold, and by these presents do transfer and convey unto DANNY M. O'REAR, unmarried ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the plan of Hillwood Park, of record in Book 3300, page 27 & 28, Register's Office for said County.

Said Lot No. 68 fronts 215.0 feet on the southerly margin of Knob Road and extends back 213.3 feet on the westerly line and 167.0 feet on the easterly line to a broken line in the rear, which measures 214.3 feet.

Being the same property conveyed to Grantor by deed from John O. Wallace and wife, Jenny K. Wallace of record Book 6127, page 910, said Register's Office, John Wallace and Jenny Wallace having since divorced, and Jenny Wallace conveyed her interest in said property to John Wallace pursuant to instrument of record in Book 7248, page 604, said Register's Office.

This is improved property known as 5703 Knob Road, Nashville, Tennessee.

The Property is conveyed subject to the following matters:

1. Taxes for the year 1989, a lien but not yet due and payable.

2. A Deed of Trust dated June 3, 1987, executed by John H. Wallace in favor of D. Gene Merrill and Frederick E. Brooks, Trustee, of record in Book 7268, page 249, said Register's Office (the "Assumed Deed of Trust").

3. Restrictive Covenants of record in Book 3312, page 104, said Register's Office.

4. All matters shown on the Plan of record in Book 3300, pages 27 and 28, said Register's Office.

5. Deed of Easements and Option to Purchase Agreement dated February 28, 1989, of record in Book 7784, page 3, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of the Property is the agreement of the Grantee to assume the unpaid balance of the note secured by the Assumed Deed of Trust and all other obligations associated or connected with said note (including, without limitation, the obligations provided in the Assumed Deed of Trust). Grantee hereby assumes the obligation to pay the unpaid balance of such note and all such other obligations.

TO HAVE AND TO HOLD the Property with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

As used herein, the singular shall include the plural, the plural the singular, and any gender all genders.

WITNESS our hands this 28th day of February 1989.

John H. Wallace
JOHN H. WALLACE

Mary K. Wallace
MARY K. WALLACE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, JOHN H. WALLACE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 1989.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, MARY K. WALLACE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 1989.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $130,000.00.

Affiant

Sworn to and subscribed before me this 28th day of February, 1989.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

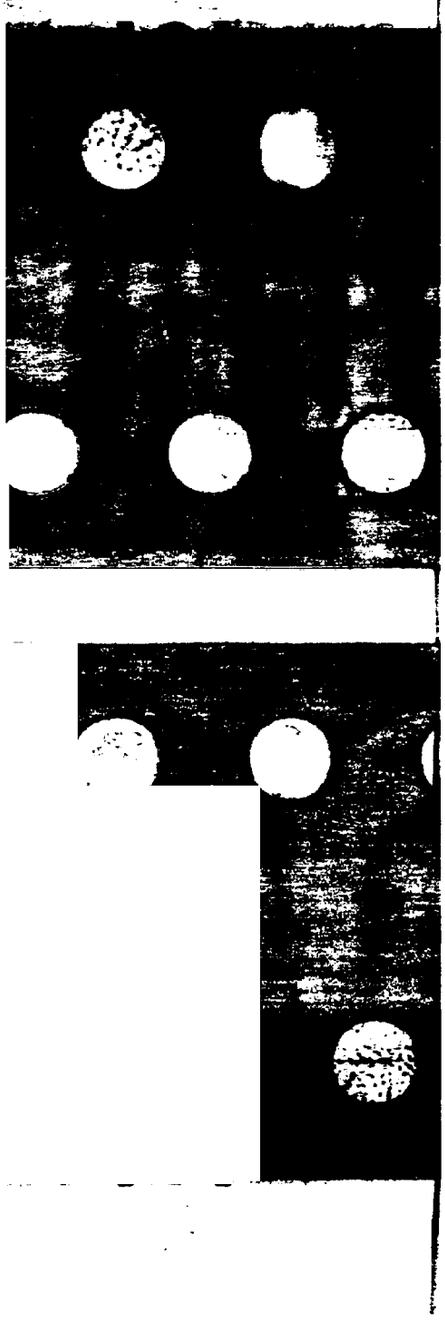
13009

IDENTIFICATION REFERENCE

Mar 2 12 25 PM '89

FELIX Z. WHITE, JR. REGISTER
DAVIDSON COUNTY, TN

1738 03/02 0101 03CHECK 438.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7784 PAGE 14

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	130000.00
CON TX	429.00
PRFEE	0.50
MDEED	9.00
TOTAL	438.50
CHECK	438.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/89 01 12:27 0001 1738

13009

IDENTIFICATION REFERENCE

MAR 2 12 26 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186322