ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
KENNETH A. WALLACE	Kenneth A. Wallace	
1407 4th Avenue N.	2310 Ridgeland Drive	Map 82-9
Nashville, TN 37208	Nashville, TN 37214	Parcel 95.00

This instrument prepared by: Andrew Cate, Attorney at Law, 211 Donelson Pike, Bldg. A., Unit L-2, Nashville, Tennessee 37214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Mary Frances Barton, an unmarried person (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto Kenneth A. Wallace, an unmarried person (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in the Davidson County, State of Tennessee, and described more particularly as follows to-wit:

Southerly part of Lot No. 60 in D. T. McGavock's First Addition to Nashville as of record in Book 10, Pages 606 and 607 of the Register's Office of Davidson County, Tennessee.

Said property was devised to Mary E. Barton for life, with remainder to her children by will of Mary L. Harrington, deceased, of record in Will Book 37, Page 186, County Court for Davidson County, the said Mary E. Barton having since died leaving as her only heir-at-law, Mary Frances Barton of record in Book 2884, Page 553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions.

This is improved property commonly known as 1407 4th Avenue North, Nashville, Tennessee 37208.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $8,000.00.

Affiant

Subscribed and sworn to before me this 27th day of July, 1989.

Notary Public

My Commission Expires 11-21-92

ANDREW M. CATE NOTARY PUBLIC AT LARGE STATE OF TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of July, 1989.

Mary F Barton

MARY FRANCES BARTON BY ORVILLE S. ANDERSON HER ATTORNEY IN FACT

attorney in fact

O S Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Orville S. Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Frances Barton as her attorney in fact and acknowledged that he executed the same as the free act and deed of said Mary Frances Barton.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 1989.

Charlotte M. Cate

Notary Public

My Commission Expires: 11-21-92

CHARLOTTE M. CATE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

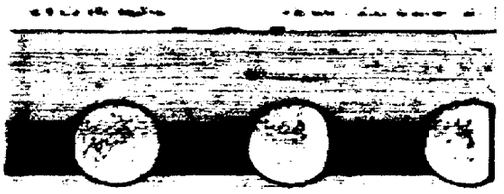
9735 07/28 0101 03CHECK 33.40

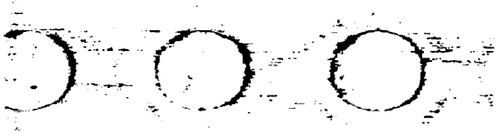
52956

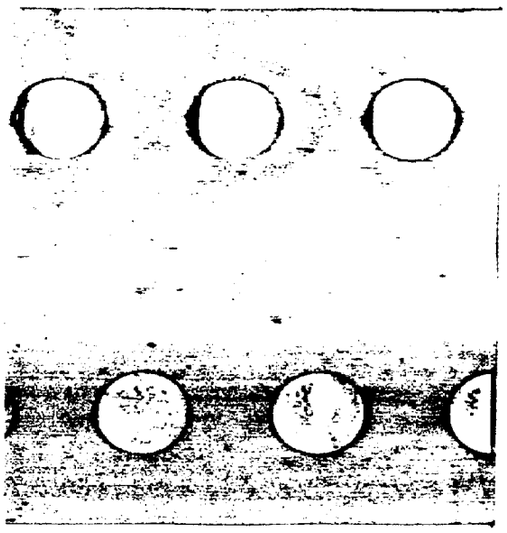
RECEIVED FOR REFERENCE

Jul 28 9 28 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7899 PAGE 159

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 8000.00
CON TX 26.40
PRFEE 1.00
WDEED 6.00
TOTAL 33.40
CHECK 33.40

07/28/89 01 09:29 0001 9735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2956

IDENTIFICATION REFERENCE

Jul 28 9 28 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 233347