BOOK 7965 PAGE 970 Bay 53

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 1989

Notary Public Carolyn DeLoach

MY COMMISSION EXPIRES: January 23, 1993

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
FREDERICK THOMSON (NAME)	Same (NAME)	MAP 17
Bay 456 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 185
Ridgetop Tn 37152 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	10D 03130

FOR AND 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, LOWELL M. WALLACE AND WIFE, THERESA A. WALLACE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDERICK THOMSON, Unmarried

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 the 10th Civil District of Davidson County, Tennessee, according to an unrecorded survey by Donald R. Carver, Surveyor, Lic. No. 271, dated 12/17/79, as follows: BEGINNING at a post on the southerly margin of Union Hill Road, being the original northeast corner of tract as described in Book 5338, page 194, Register's Office for Davidson County, Tennessee; thence, along a fence S 5 deg. 12' W 1481.5 feet to a post; thence N 86 deg. 00' W 302.00 feet to a cedar tree; thence N 85 deg. 00' W 307.00 feet to a stake; thence N 34 deg. 08' E 455.00 feet to a walnut tree; thence N 27 deg. 47' E 326.5 feet to an iron pin; thence N 57 deg. 46' E 308.98 feet to an iron pin; thence N 4 deg. 43' E 700.00 feet to an iron pin on the southerly margin of Union Hill Road; thence along said southerly margin S 85 deg. 20' E 58.0 feet to a post, the point of beginning, and containing 7.66 acres, more or less.

Being the same property conveyed to Lowell M. Wallace and wife, Theresa A. Wallace, by deed of record in Book 7807, page 813, Register's Office for Davidson County, Tennessee.

7597 1 IDENTIF. REFERENCE Oct 23 1 04 PM '89 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

This is unimproved (XX) improved ( ) property, known as , Union Hill Road, Goodlettsville, TN 37072
(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 heir 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 covey 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 18th day of October, 19 89

Theresa A. Wallace
THERESA A. WALLACE

Lowell M. Wallace
LOWELL M. WALLACE

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOWELL M. WALLACE AND WIFE, THERESA A. WALLACE

the bargainor S, 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 GOODLETTSVILLE, Tennessee, this 18th day of October 1989

Commission expires January 23, 1993

Carolyn Delffs
Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

8057 10/23 0101 02CHECK 112.60

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

RECEIVED OF _____

FOR _____

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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	32000.00
CON TX	105.60
PRFEE	1.00
WDEED	6.00
TOTAL	112.60
CHECK	112.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/23/89 0006 0001 8057

7.5971

IDENTIF. REFERENCE

Oct 23 1 04 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260189