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Map: 154

Parcel: 89

WARRANTY DEED

Address of New Owner(s)

Carl L. Wallace
Heidi L. Wallace
757 Pine Hill Road
Nashville, Tennessee 37221

Send Tax Bills To:

Same

IDENTIF. REFERENCE

2 0 7 0 6

This Instrument Prepared By:

James P. Guenther
Jason B. Rogers
Guenther & Jordan, Attorneys
860 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $ 8,115.00

33 '90 04 23 0101 03CHECK 33.75

Affiant

Subscribed and sworn to before me this 20th day of April, 1990.

Notary Public

My Commission Expires

For and in Consideration of love and affection and other good and valuable consideration (the receipt of which is hereby acknowledged), Joseph N. Wallace and wife, Sue T. Wallace, (hereafter referred to as "Grantors") have bargained and sold, and by these presents do transfer and convey to Carl L. Wallace and wife, Heidi L. Wallace, and their heirs and assigns, (hereafter referred to as "Grantees") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

> Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Holmes-Barber and Associates, Inc., dated April 1, 1977, as follows:
>
> Beginning at a point on the westerly margin of a private road leading to Griffith Road at the southeast corner of the property conveyed to William F. Coul and wife, by deed from Neal W. Carter and wife, of record in Book 5274, Page 122, Register's Office for said County; thence with the westerly margin of said private road, South 11 deg. 14 min. East 285.14 feet to a point in the northerly margin of said road; thence with same South 72 deg. 44 min. West 262.27 feet to the beginning of a curve; thence around said curve having a radius of 136.30 feet westwardly 137.22 feet to a point in said road; thence continuing with said road North 49 deg. 35 min. West 333.75 feet to a point; thence North 78 deg. 46 min. East 589.11 feet to the beginning, containing 3.246 acres more or less.
>
> Being part of the property conveyed to Joseph N. Wallace and wife, Sue T. Wallace by deed from Neal W. Carter and wife Ann R. Carter in Book 5345, Page 735, said Register's Office.

Together with a non-exclusive permanent easement or right of way over the existing private gravel road for the enjoyment of the said Carl L. Wallace and wife, Heidi L. Wallace, their heirs, successors and assigns, to pass with or without vehicles for ingress and egress to the land sold. Grantors have heretofore granted to others easements to use the existing roadway and grantor will in the future grant similar common easements to others. Grantors reserve to themselves, their heirs, executors, administrators, personal representatiaves, assigns, successors and permitees an easement across the land conveyed, the width of the existing roadway and further, the required width of the roadway which may be built in the future, the center line of which would be the center line of the existing roadway to meet the specifications necessary to dedicate the road as a public way. This easement shall be perpetual and shall run with the land. This conveyance is subject to all restrictions, easements, other encumbrances which are matters of public record.

There shall be no temporary buildings or house trailers placed on this property. Any residence shall have a minimum of 1700 square feet of living space. Buildings will be placed on the property as if the center of the existing roadway were the center of a public dedicated roadway.

This is unimproved property.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantees, and the heirs and assigns of Grantees, forever.

Grantors represent to Grantees that Grantors are lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

Grantors bind Grantors and the heirs and representatives of Grantors to warrant and forever defend the title to the above described land to Grantees and the heirs and assigns of Grantees, against the lawful claims of all persons.

Witness this 20th day of April, 1990.

Joseph N. Wallace

Joseph N. Wallace

Sue T. Wallace

Sue T. Wallace

STATE OF TENNESSEE }

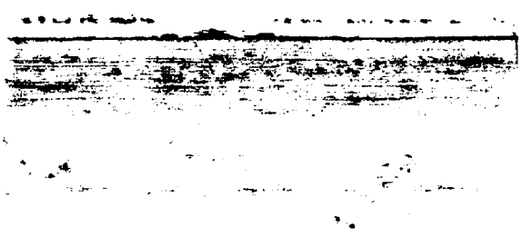
COUNTY OF DAVIDSON }

Personally appeared before me, _____, a Notary Public in and for the above County and State, the within named Joseph N. Wallace and wife, Sue T. Wallace, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 1990.

_____
NOTARY PUBLIC

My Commission Expires _____

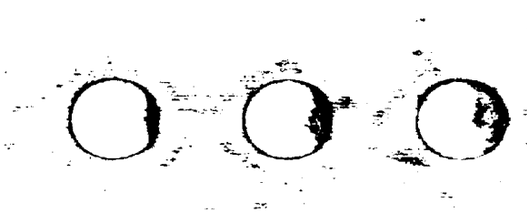


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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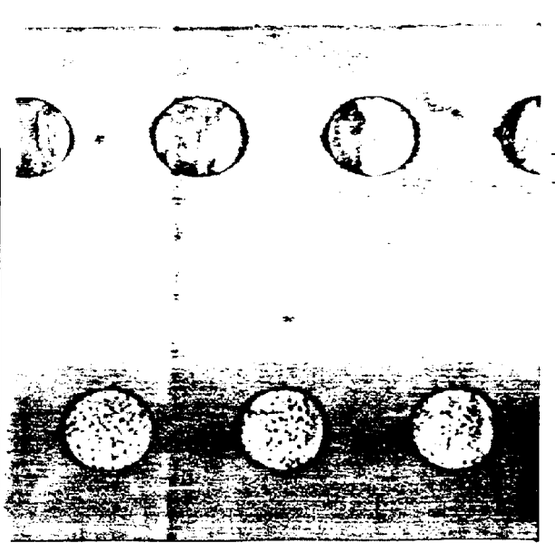


CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 8115.00
CON TX 26.73
PRFEE 1.00
WDEED 6.00
TOTAL 33.73
CHECK 33.73

04/23/90 01 09:51 0001 3378



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20706

IDENTIF. REFERENCE

APR 23 9 53 AM '90

DAVIDSON COUNTY

No. 312459