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Map: 154

Parcel: Portion of 28, 43, and 71

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

20707

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 $15,180.00.

60.16

Affiant

Subscribed and sworn to before me this 23rd 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, 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:

A tract of land in the Ninth Civil District of Davidson County, Tennessee, being a part of the same property conveyed to Joseph N. Wallace and wife, Sue T. Wallace of record in Deed Book 6849, Page 234, and Deed Book 5408, Page 821, Register's Office for Davidson County, and which is hereby made a subdivision thereof more particularly described as follows:

Beginning on an iron pin set this survey in the western right-of-way of Griffith Road, the southeast corner of Joe N. Wallace and wife, Sue T. Wallace (Book 4780, Page 430); thence with the western right-of-way of Griffith Road,

South 12 deg. 20 min. 40 sec. East 50.70 feet to an iron pin set this survey; thence,

South 87 deg. 12 min. 30 sec. West 458.36 feet to an iron pin set this survey; thence,

South 02 deg. 51 min. 31 sec. East 431.70 feet to an iron pin set this

survey in the original North Line of Book 2883, Page 19; thence with said original North Line,

South 88 deg. 54 min. 00 sec. East 151.26 feet to an iron pin set this survey in the old fence line (said original North Line); thence,

South 01 deg. 06 min. 00 sec. West 466.69 feet to an iron pin set this survey; thence,

North 88 deg. 54 min. 00 sec. West 466.69 feet to an iron pin set this survey; thence,

North 01 deg. 06 min. 00 sec. East 466.69 feet to an iron pin set this survey in the aforementioned original North line; thence with said original North line,

South 88 deg. 54 min. 00 sec. East 265.31 feet to an iron pin set this survey; thence,

North 02 deg. 51 min. 31 sec. West 478.30 feet to a planted rock (existing) at the intersection of old fences (this line being defined as following the general direction of an old fence determined to be the original western property line of Book 4922, Page 905); thence,

North 87 deg. 12 min. 30 sec. East 500.00 feet, with the general direction of an old fence line (Book 4922, Page 905) to the point of beginning, containing 6.072 acres according to survey by Howard George and Dan Sanderson and show on their plat dated April 07, 1990.

Being part of the same property conveyed to Joseph N. Wallace and wife, Sue T. Wallace by deed from James Willis Roberts and wife, Judy C. Roberts of record in Deed Book 6849, Page 234, and also being a part of the same property conveyed from Sally Gentry of record in Deed Book 5408, Page 821, Registers Office for Davidson County, Tennessee.

And together with an exclusive permanent easement or right-of-way for the use and enjoyment of Carl L. Wallace and wife, Heidi L. Wallace, their heirs, successors and assigns for the purposes of ingress and egress to the land sold. Said easement being more particularly described as follows:

Beginning at a point 250 feet North of an existing iron pin in the southeast corner of a parcel conveyed to Carl L. Wallace by Yvonne Wallace as of record in Book 6949, Page 507, Registers Office for Davidson County, Tennessee; thence North 50 feet along the east line of the same parcel; thence East 50 feet to the western edge of property conveyed to Carl L. Wallace and wife, Heidi L. Wallace by Joseph N. Wallace and wife, Sue T. Wallace by this instrument; thence South 100 feet along the west line of said property; thence West 50 feet to the edge of the parcel conveyed to Carl L. Wallace by Yvonne Wallace; thence North 50 feet to the point of beginning all according to a survey of Howard George and Dan Sanderson referred to above.

This easement shall be perpetual and run with the land.

Being part of the property conveyed to Joseph N. Wallace and wife, Sue T. Wallace by deed from Neal W. Carter and wife, Ann Rankin Carter of record in Book 4780, Page 430, R.O.D.C.

Grantors assign to grantees easement rights held by the grantors pursuant to a deed of record in Book 5345, Page 735, said easement being 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 representatives, 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.

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 15180.00
				CON TX 50.16
				PRFEE 1.00
				WDEED 9.00
				TOTAL 60.16
				CHECK 60.16
			04/23/90 01	09:52 0001 3379

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20707

IDENTIF. REFERENCE

APR 23 9 53 AM '90

DAVIDSON COUNTY

No. 312459