9403 File Box ~~38~~ 58

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 8098 PAGE 202

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONALD R. GREENE (NAME)	First American (NAME)	Map 130-1
121 Blackburn Avenue (STREET ADDRESS OR ROUTE NUMBER)	Nash TN (STREET ADDRESS)	Parcel 180
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	37237 (CITY) (STATE) (ZIP)	FB# 7DZ-29820

FOR AND IN 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, MARY KAY CARMICHAEL WALLACE, married,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD R. GREENE AND WIFE, SARAH S. GREENE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 125 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision as of record in Book 421, pages 94 and 95, Register's Office for said County.

Said Lot No. 125 fronts 60 feet on the easterly side of Blackburn Avenue and runs back 163.6 feet on the north line and 175.4 feet on the south line to a dead line and shows 61.1 feet on said dead line.

Being the same property conveyed to Mary Kay Carmichael, unmarried, by deed from James R. King, Jr. and Bonnie H. King of record in Book 5685, page 62, said Register's Office. The said Mary Kay Carmichael has since married and is now known as Mary Kay Carmichael Wallace.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Book 421, pages 94 and 95, said Register's Office.

John H. Wallace, spouse of Mary Kay Carmichael Wallace, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Mary Kay Carmichael Wallace.

2 2 4 5 5

IDENTIF. REFERENCE

APR 30 10 50 AM '90

unimproved ( )
This is improved (XX) property, known as 121 Blackburn Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs 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 convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of April, 19 90.

Mary Kay Carmichael Wallace & John H. Wallace John H. Wallace

MARY KAY CARMICHAEL WALLACE JOHN H. WALLACE
By John H. Wallace, Attorney-In-Fact by
Power of Attorney recorded simultaneously
herewith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8098 PAGE 203

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. WALLACE with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of April, 1990.

My commission expires 1-11-92 Notary Public Carla K. Jarrell

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. WALLACE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of MARY KAY CARMICHAEL WALLACE and is authorized by the said MARY KAY CARMICHAEL WALLACE to execute this instrument on her behalf.

Witness my hand, at Office, this 26th day of April, 1990.

Carla K. Jarrell
Notary Public

My Commission Expires: 1-11-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Donald R. Greene
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 1990.

MY COMMISSION EXPIRES: 1-11-92 (AFFIX SEAL)

Carla K. Jarrell
Notary Public

WARRANTY DEED

FROM

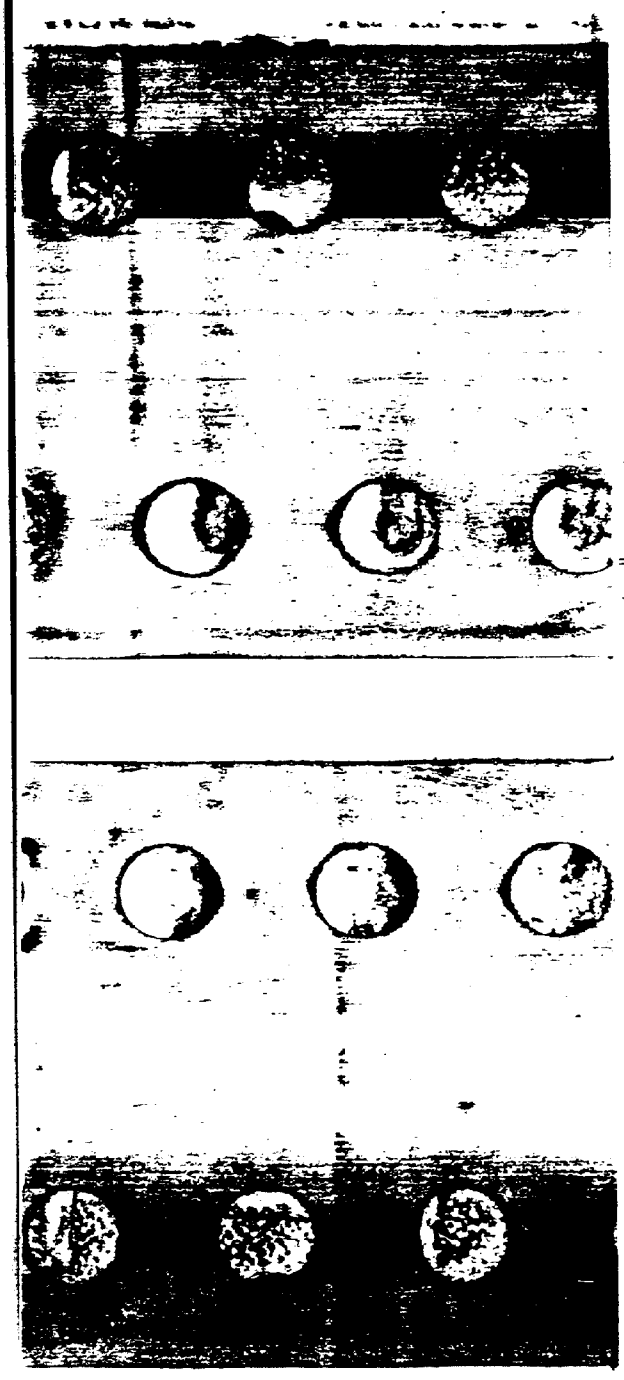
MARY KAY CARMICHAEL WALLACE and husband, JOHN H. WALLACE

TO

DONALD R. GREENE and wife,

SARAH S. GREENE

Return to:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 8098 PAGE 204

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	
				230000.00
			CON TX	759.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	766.00
			CHECK	766.00
04/30/90	01	10:48	0001	5553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22499

IDENTIF. REFERENCE

APR 30 10 50 AM '90

DAVIDSON COUNTY

No. 31460[illegible]8