PREPARED BY:

WILLIAM B. BRUCE
Attorney at Law
1610 Parkway Towers
Nashville, Tennessee 37219
Telephone: 615-244-5432

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,000.00.

Richard Compton Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22ND DAY OF May, 1990.

Lisa A. Duckett
Notary Public

MY COMMISSION EXPIRES: 1-28-93
(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| J. W. Ellis<br>408 VERITAS STREET<br>NASHVILLE, TN 37211 | SAME | 148-16<br>PO. 73 & 74 |

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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, I, **RICHARD COMPTON WALLACE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. W. ELLIS**, 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:

Commencing at a point in the northerly R.O.W. margin of Antioch Pike and the easterly margin of an 18 foot alley; thence N 16 degrees 25' E 160.3 feet to the point of beginning; thence N 16 degrees 25' E 96.46 feet to a point; thence N 49 degrees 30' E 120.87 feet to a point; thence S 37 degrees 10' E 70.87 feet; thence S 47 degrees 00'52" W 50.25 feet to a point; thence S 9 degrees 17'23" W 122.16 feet to a point; thence N 69 degrees 37'26" W 111.01 feet to the point of beginning.

SUBJECT TO AND INCLUDING a 14 foot ingress and egress easement described as follows:

Commencing at a point in the southeasterly corner of the above described tract; thence along the northerly R.O.W. margin of Antioch Pike S 69 degrees 30' E 14.0 feet to a point; thence leaving said R.O.W. of Antioch Pike N 22 degrees 49'11" E 174.03 feet to a point; thence N 69 degrees 37'26" W 126.57 feet to a point on the southeasterly margin of an 18 foot alley; thence with said margin S 16 degrees 25' E 14.0 feet to a point; thence leaving

said 18 foot alley S 69 degrees 37'26" E 111.01 feet to a point; thence S 22 degrees 49'11" W 160.0 feet to a point on the northerly R.O.W. margin of Antioch Pike; thence along said R.O.W. margin of Antioch Pike S 69 degrees 30' E 14.0 feet to the point of beginning.

Being part of the same property conveyed to Richard Compton Wallace from Martha R. Wallace by Warranty Deed in Book 7135, Page 65, Register's Office for Davidson County, Tennessee. *

This is unimproved property commonly known as 2402 Antioch Pike, Nashville, Tennessee.

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 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 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. Whenever 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 hands this 22nd day of May, 1990.

Richard Compton Wallace

RICHARD COMPTON WALLACE

*Also, see quitclaim deed recorded in Book 8114, Page 19, R.O.D.C.

27961

IDENTIFICATION REFERENCE

MAY 22 1 51 PM '90

FILED & WITNESSED BY REGISTER

RUSH

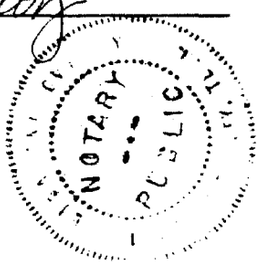
3706 05/22 0101 03CHECK 36.40

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 Richard Compton Wallace, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained.

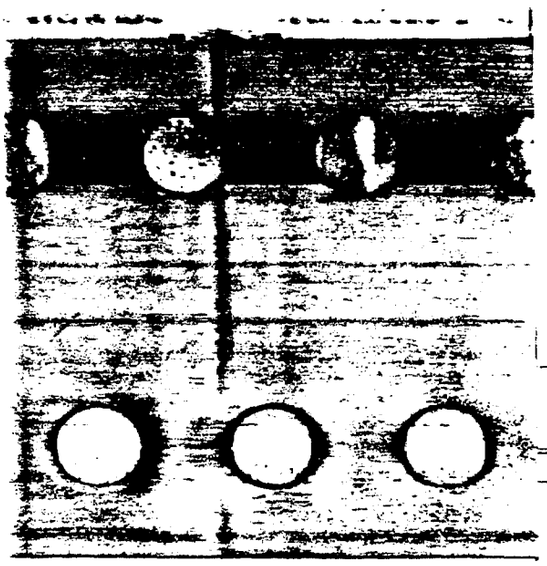
Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 1990.

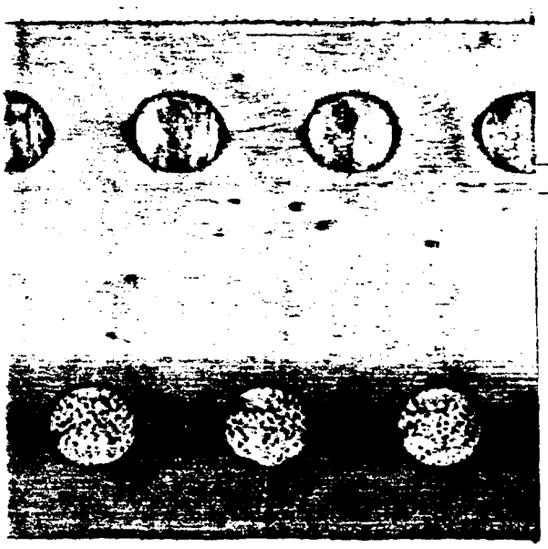
Lisa A. Overby
NOTARY PUBLIC




My Commission Expires:

1-23-93.





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

RECEIVED OF _____

FOR _____

BOOK 8114 PAGE 24

| | | |
|---|---|---|
| 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 | 8000.00 |
| CON TX | 26.40 |
| PRFEE | 1.00 |
| WDEED | 9.00 |
| TOTAL | 36.40 |
| CHECK | 36.40 |

05/22/90 01 13:51 0001 3706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27961

IDENTIFICATION REFERENCE

MAY 22 1 51 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 321128