8521 PAGE 413

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,900.00

X Benjamin B. Fuson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 19 91

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney,, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Benjamin B. Fuson (NAME)	Fleet National Bank (NAME)	149-04-0
2651 Willowbranch Drive (STREET ADDRESS OR ROUTE NUMBER)	11200 W Parkland Ave P.O Box 316 (STREET ADDRESS)	178.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Milwaukee, WI 53224 (CITY) (STATE) (ZIP)	02DX 02128

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, WE, Anthony Ray Wallace and Ann Marie Wallace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin B. Fuson and wife, Paula J. Fuson

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 Davidson County, Tennessee, being Lot No. 531 on the Plan of Edge-O-Lake Estates, Section 7, of record in Plat Book 3700, Page 79, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Woodrow Wilson Wallace and wife, Azile F. Wallace by deed of record in Book 4946, Page 932, Register's Office for Davidson County, Tennessee. The said Woodrow Wilson Wallace and wife, Azile F. Wallace having since died, leaving as their only heirs at law, Anthony Ray Wallace and Ann Marie Wallace as of record in Will Book ____, Page ____, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Ann Marie Wallace by Anthony Ray Wallace as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 8021, Page 412, in the Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 2651 Willowbranch Drive, Nashville, TN 37217
(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 heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised 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. 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 hands this 10th day of April 19 91

Anthony Ray Wallace

Ann Marie Wallace
By: Anthony Ray Wallace, Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

BOOK 8329 PAGE 414

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Ray Wallace

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 10th day of April, 19 91.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM 0629

Anthony Ray Wallace and Ann Marie Wallace

TO

Benjamin B. Fuson and wife, Paula J. Fuson

IDENTIF. FREE

APR 12 1 55

DAVIDSON COUNTY

4488 04/12 01 03CHECK 227.77

Guaranty Title and Escrow Co
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

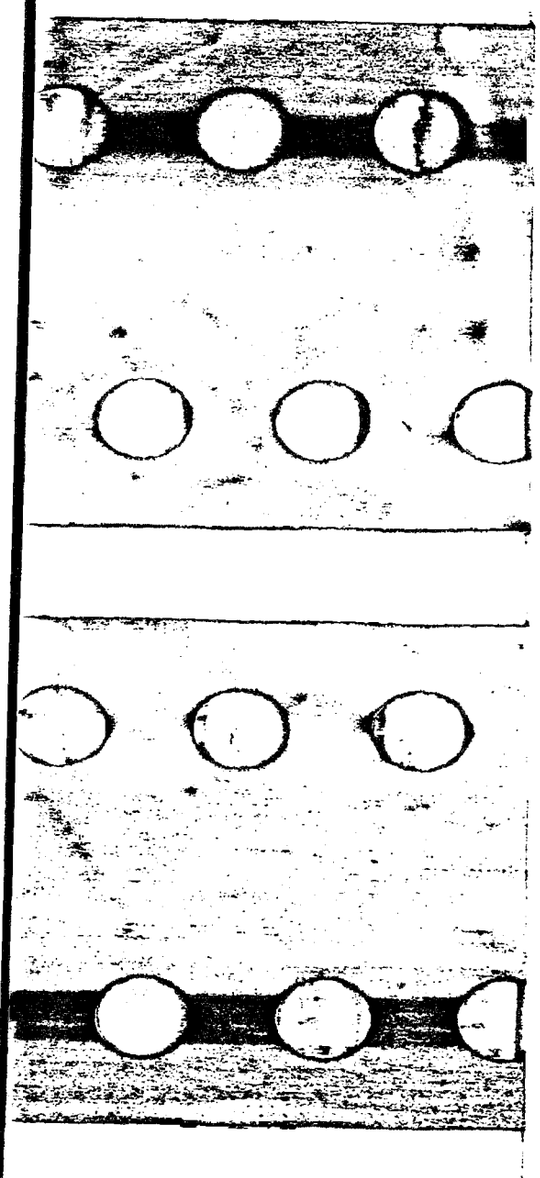
On this 10th day of April, 1991 before me personally appeared Anthony Ray Wallace, the person who executed the foregoing instrument on behalf of Ann Marie Wallace, and acknowledged that he executed the same as the free act and deed of the said Ann Marie Wallace and through Power of Attorney granted him by the said Ann Marie Wallace.

Notary Public

Commission Expires:10-9-91

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	66900.00
CON TX	220.77
PRFEE	1.00
[illegible]	6.00
TOTAL	227.77
CHECK	227.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/12/91 01 13:55 0001 4488

06297

IDENTIF. REFERENCE

APR 12 1 55 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 412551