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MAY 28 3 50 PM '91

MAIL ENV.

17534

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale, Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Kenneth A. Wallace 1009 Clayton Avenue Nashville, Tennessee 37204	SAME	Map and Parcel No. 118-5/40

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $47,500.00.

AFFIANT

Sworn to and subscribed before me
this 24th day of May, 1991.

5879 05/28 0101 03CHECK 163.75

NOTARY PUBLIC

My Commission Expires: 4-21-93

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE BRENDA FRANKS HALE

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, **We, CHARLES G. KEUNING AND PATRICIA M. ~~LEBUR~~ LEBER, both unmarried,** hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto **KENNETH A. WALLACE, unmarried,** hereinafter called the GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the west 80 feet of Lot No. 16 and the east 13 feet of Lot No. 17 on the Map of the Subdivision of the south part of Dr. L. G. Noel's Property, of record in Book 547, page 105, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 93 feet on the southerly side of Clayton Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Charles G. Keuning and Patricia M. ~~LeBur~~ LeBer by deed from Vanessa Niles and Charles M. Curry of record in Book 6299, page 858, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Taxes for the year 1991 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel No. 118-5/40.

2. All matters appearing on the Plan of Dr. L. G. Noel's Property, of record in Book 547, page 105, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 716, page 760, Register's Office for Williamson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 1009 Clayton Avenue, Nashville, Tennessee 37204.

WITNESS our hands this 24th day of May, 1991, in Franklin, Tennessee.

CHARLES G. KEUNING

PATRICIA M. ~~LEBUR~~ LEBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, personally appeared Charles G. Keuning and Patricia M. ~~LeBur~~ Leber, both unmarried, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand this 24th day of May, 1991 in Franklin, Tennessee.

Notary Public

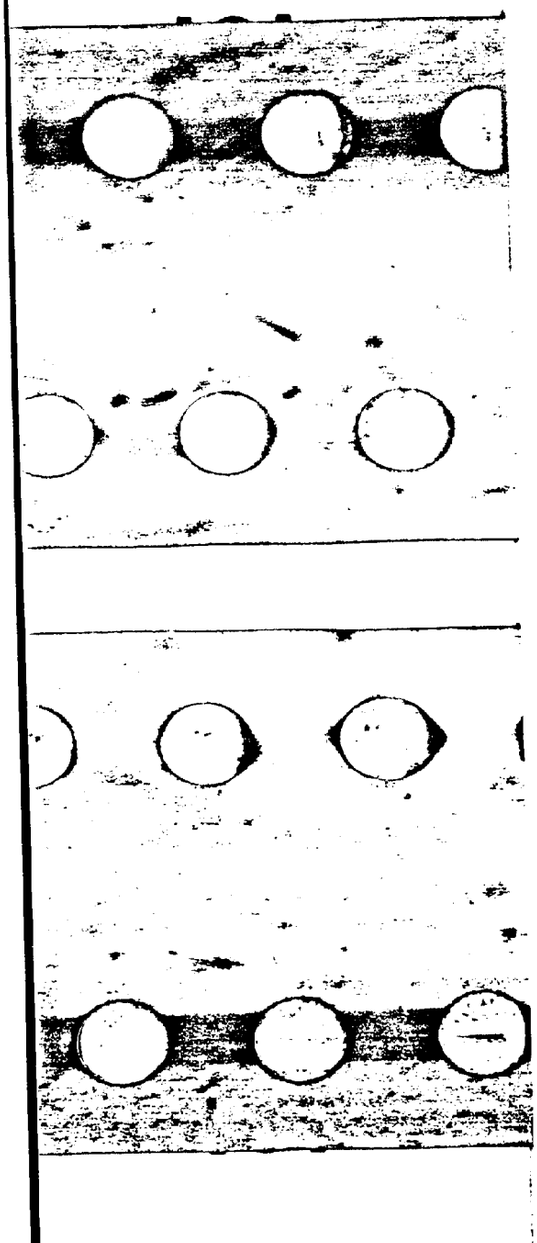
BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

4-21-93

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	47500.00
CON TX	156.75
PRFEE	1.00
WDEED	6.00
TOTAL	163.75
CHECK	163.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/28/91 01 15:51 0001 5879

1 7.5 3.4.

IDENTIFICATION REFERENCE

May 28 3 50 PM '91

No. 425437