This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 117-4/123

Send Tax Statements To:
Kenneth A. Wallace
P.O. Box 140553
Nashville, Tn 37214

Name/Address New Owner:
Same

Name of Mortgagee:
Franklin Nat'l Bank

WARRANTY DEED

9631 03/24 0101 03CHECK 151.30

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, WILLIAM WASHBURN and wife, PEARL WASHBURN, have bargained and sold and by these presents do transfer and convey unto KENNETH A. WALLACE, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 8 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said part of Lot No. 8 fronts 50 feet on the north side of Dallas Avenue and extends back northwardly between parallel lines, 115.2 feet on the westerly line and 119.2 feet on the east line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Mayfield Dotson and wife, Angie Lee Dotson by deed from Anna Ruth Hartupee, of record in Book 4184, page 675, Register's Office of Davidson County, Tennessee. The said Mayfield Dotson predeceased his said wife, Angie Lee Dotson on January 27, 1981. And being the same property devised to William Washburn and wife, Pearl Washburn, by the Last Will and Testament of Angie Dotson, deceased, as of record in Will Book 176, page 467, Probate Court Clerk's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions.

1. 1992 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Victoria Place, of record in Plat Book 332, page 10, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 23rd. day of March, 1992.

William Washburn
WILLIAM WASHBURN

Pearl Washburn
PEARL WASHBURN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM WASHBURN and wife, PEARL WASHBURN, the bargainors, 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 seal, at office, on this 23rd day of March, 1992.

Carol L. McArthur
Notary Public

My Commission Expires:
July 5, 1992

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $39,000.00.

* William Washburn
Affiant

Sworn to and subscribed before me on this the 23rd day of March, 1992.

Carol L. McArthur
Notary Public

My Commission Expires:
July 5, 1992

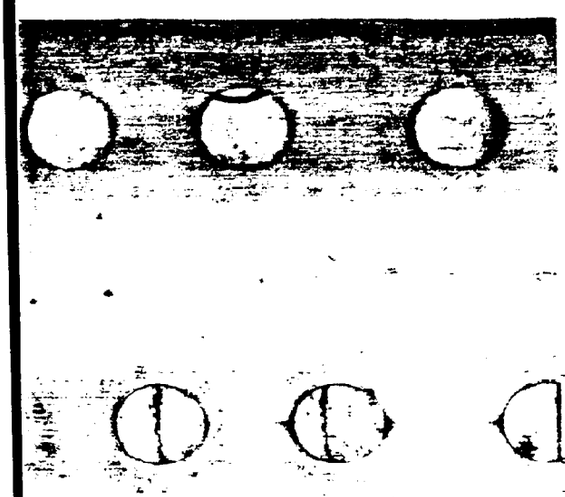
9.5.1.1.8.

IDENTIFICATION REFERENCE

MAR 24 9 37 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

MAIL ENV.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8582 PAGE 13

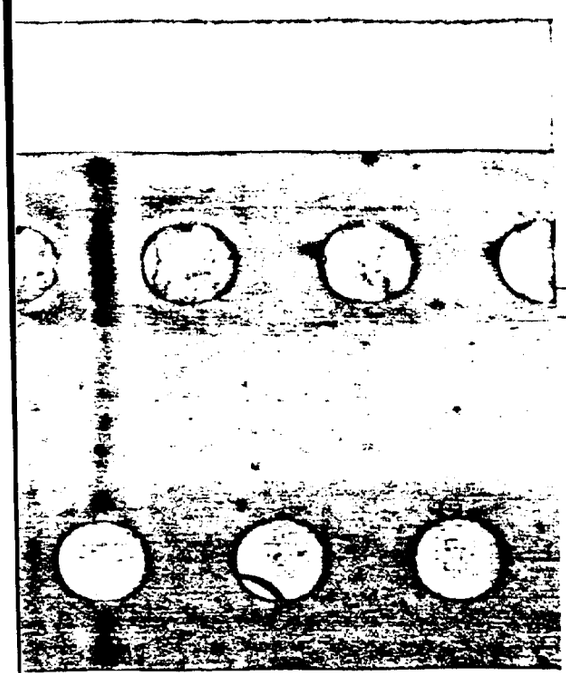
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	39000.00
CON TX	144.30
PRFEE	1.00
WDEED	6.00
TOTAL	151.30
CHECK	151.30

03/24/92 01 09:37 0001 9631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



9.5: 1: 1 8:

IDENTIFI REFERENCE

MAR 24 9 37 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 514024