THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney at Law
First American Center, Suite 105
315 Deaderick Street
Nashville, TN 37238-0105
00266963

Box 35

WARRANTY DEED

BOOK 8672 PAGE 761

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnson B. Wallace, Jr. and wife, Elizabeth H. Wallace	SAME	Map 116-07
(NAME)	(NAME)	
211 Lynwood Terrace		Parcel 9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
Cash in hand paid by Johnson B. Wallace, Jr. and wife, Elizabeth H. Wallace, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Maxwell G. Horkins, Jr. and wife, Jo Ann N. Horkins, debtors in possession,

have this day bargained and sold, and do hereby transfer and convey unto the said Johnson B. Wallace, Jr. and wife, Elizabeth H. Wallace,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

(See Exhibit "A" attached hereto.)

2634

IDENTIF. REFERENCE

JUL 9 3 02 PM '92

FELIX E. WILSON III, REGISTER
DAVIDSON COUNTY, TN.

4155 07/09 0101 03CHECK 1713.75

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 457,500.00

Subscribed and sworn to before me this the 8 *day of* July, 19 92

My commission expires 1-17-1994

(Affix Seal)

Affiant Johnson B. Wallace Jr.

Notary Public Linda T. Jones

unimproved ( )
This is improved (X) property, known as 211 Lynwood Terrace, Nashville, TN 37205
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for matters shown in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 8 *day of* July, 19 92 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Maxwell G. Horkins, Jr.

Jo Ann N. Horkins
Jo Ann N. Horkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Linda V. Jones, *a Notary Public in and for said County and State* Maxwell G. Horkins, Jr. and wife, Jo Ann N. Horkins,

the within named bargainor S, *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 official seal at Nashville *Tennessee, this* 18 *day of* July, 1992

Commission expires 1-17-1994 Linda V. Jones *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM
Maxwell G. Horkins, Jr. and wife,
Jo Ann N. Horkins

TO
Johnson B. Wallace, Jr. and wife,
Elizabeth H. Wallace

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Land in the City of Belle Meade, 7th Civil District, Davidson County, Tennessee, described in part from a lot survey for Mrs. Leon Lanier by William Collier Parrish dated June, 1961, and in part from a recorded subdivision plan entitled "Resubdivision of Part of Lynmeade Subdivision" of record in Plat Book 3700, page 115, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a concrete monument in the centerline of Derby Street (now closed) at the southeast corner of Lot No. 2 on the above mentioned recorded subdivision plan; thence, North 29 deg. 47 min. West 250.2 feet with the east line of said Lot No. 2 to an iron pin in root of an 8" hackberry tree, said point being a common corner to Westhampton Place Subdivision of record in Book 3700, page 95, Register's Office for Davidson County, Tennessee, and James McKlvie; thence, North 68 deg. 43 min. East, 309.73 feet with said McKlvie south line to an iron pin in the west margin of Lynwood Terrace; thence with said margin, South 7 deg. 01 min. East 206.2 feet, more or less, to a point at the intersection of said margin of Lynwood Terrace and the centerline of Derby Street; thence, South 56 deg. 50 min. West, 233.3 feet, more or less, to the point of beginning, containing 1.4 acres, more or less.

Being the same property conveyed to Maxwell G. Horkins, Jr. and wife, Jo Ann N. Horkins, by deed from Martha K. Lanier, a widow, of record in Book 4389, page 426, Register's Office of Davidson County, Tennessee.

TOGETHER with an easement for ingress and egress over the following described tract of land:

That portion of Lot No. 2 on the Plan of Re-Subdivision of Lynnmeade Subdivision, of record in Book 3700, page 115, Register's Office for Davidson County, Tennessee, on which is located a gravel drive, the location of said gravel drive being as depicted on Mortgage Loan Inspection of John Kohl & Company, P.C., dated June 19, 1992, attached hereto as Exhibit "C".

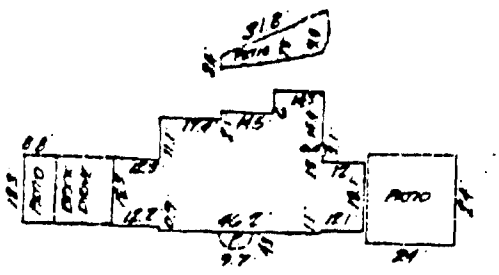
EXHIBIT B

1. Taxes for 1992: A lien, but not yet due or payable.

2. Easement for sanitary sewer granted to the City of Belle Meade, of record in Book 5808, page 615, Register's Office for Davidson County, Tennessee.

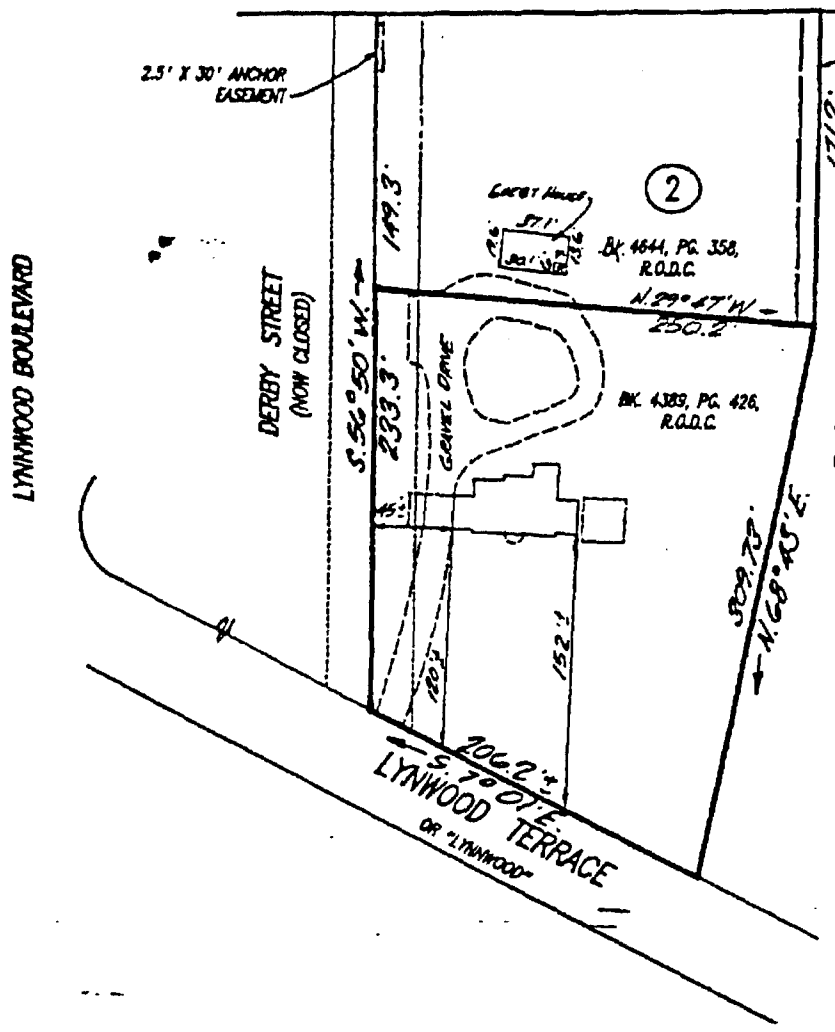
EXHIBIT C

REPRINT



HOUSE DETAIL

BOOK 8672 PAGE 765



NOTE: This entire parcel is located in an area designated as "zone C" on NFIP Community No. 470040, Panel No. 0276 B, Dated: 6-15-82, which is the latest map received by us as of this date.

"JAMES McKME"

MORTGAGE LOAN INSPECTION

OWNER: JOHNSON B. WALLACE, JR. & WIFE, ELIZABETH H. WALLACE

SCALE: 1" = 100' DATE: JUNE 19, 1992

PROPERTY LOCATED: 211 LYNWOOD TERRACE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

This MORTGAGE LOAN INSPECTION should not be represented to be a land or lot survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

PROPERTY: TRACT OF LAND AND IMPROVEMENTS PROPERTY BEING DESCRIBED IN-

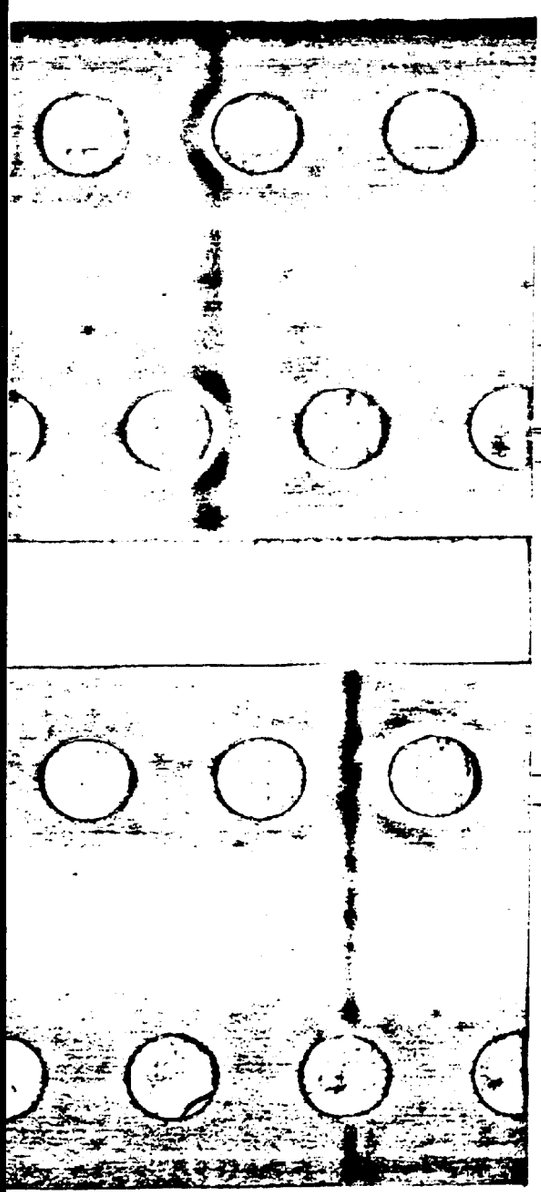
SIGNED: JOHN KOHL & COMPANY, P.C.

RECORDED: BOOK 4389 - PAGE 426 - R.O.D.C.

By:

JOHN B. KOHL III
Registered Land Surveyor
TENNESSEE NO. 100

FILE NO. 30702-61



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8672 PAGE 766

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 457500.00
CON TX 1692.75
PRFEE 1.00
WDEED 20.00
TOTAL 1713.75
CHECK AMT 1713.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

07/09/92 01 15:03 0001 4155

26346

IDENTIF. REFERENCE

JUL 9 3 02 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 548915