BOOK 8728 PAGE 58

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

Field Book 24W14190,
Map 118-5, Parcel 12

Send Tax Statements To:
Kenneth A. Wallace
1205 Ferguson Ave.
Nashville, Tn 37212

Name/Address New Owner:
Same

Name of Mortgagee:
Franklin National Bank

WARRANTY DEED

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, I, BESSIE LOUISE BROWN, 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:

A certain tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 181 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 181 fronts 60 feet on the southerly margin of Ferguson Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Amos Brownlow and wife, Olivia C. Brownlow by deed from Bryan L. Frey and wife, Mary Virginia Frey, of record in Book 4201, page 354, Register's Office for Davidson County, Tennessee. The said Amos Brownlow and Olivia C. Brownlow are now deceased and said property is vested in Bessie Louise Brown by Last Will and Testament of Olivia Core Brownlow McCullough, of record in Will Book 170, page 89, Probate Court for 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 GRANTOR DOES COVENANT with the said Grantee, his heirs and assigns, that she is lawfully seized and possessed of said property, that she has 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 GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 10th day of September, 1992.

Mrs Bessie Louise Brown
BESSIE LOUISE BROWN

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

WITNESS my hand and seal, at office, on this 10th day of September, 1992.

Carol L. McArthur
Notary Public

My Commission Expires:
June 25, 1996

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $55,000.00.

Affiant

Sworn to and subscribed before me on this the 10 day of September, 1992.

Carol L McArthur
Notary Public

My Commission Expires:
June 25 1996

45139

IDENTIFICATION REFERENCE

SEP 11 12 41 PM '92

DAVIDSON COUNTY, TN

MAIL ENV.

5928 09/11 0101 03CHECK 212.50

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 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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50
09/11/92 01 12:42 0001 5928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 5 1 3 9

IDENTIFICATION REFERENCE

SEP 11 12 41 PM '92

FELIX Z. WILSON, II
REGISTER OF
DAVIDSON COUNTY, TN

No. 569589