Bk 50 92

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

BOOK 8846 PAGE 574

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Louis C. Wallace and Teresa Lynn Wallace 17 Park Meadows Nashville, TN 37215	Same	Map 159-1 Parcel 49

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, UNION PLANTERS NATIONAL BANK, FORMERLY FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF TENNESSEE, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said LOUIS C. WALLACE AND WIFE, TERESA LYNN WALLACE, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Hound's Run, as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Fidelity Federal Savings and Loan Association of Tennessee, by deed from William L. Rosenburg, Successor Trustee, of record in Book 7976, page 563, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth as follows:

1. Davidson County taxes.

2. Declarations of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 7079, page 995, as amended in Book 7238, page 736, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Book 6900, pages 167-171, said Register's Office.

This is unimproved property known as Lot 79, Hound's Run, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 21st day of January, 1993.

8540 1: IDENTIFICATION REFERENCE JAN 22 12 19 PM '93 CLICK Z. WILSON II REGISTER DAVIDSON COUNTY, TN

UNION PLANTERS NATIONAL BANK

By: _____
Sean D. Hart, Banking Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Sean D. Hart, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Banking Officer of Union Planters National Bank, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of January, 1993.

June E. Atkinson
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC JUNE E. ATKINSON AT LARGE

My Commission Expires: 7/27/96

3943 01/22 0101 03CHECK 94.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,000.00.

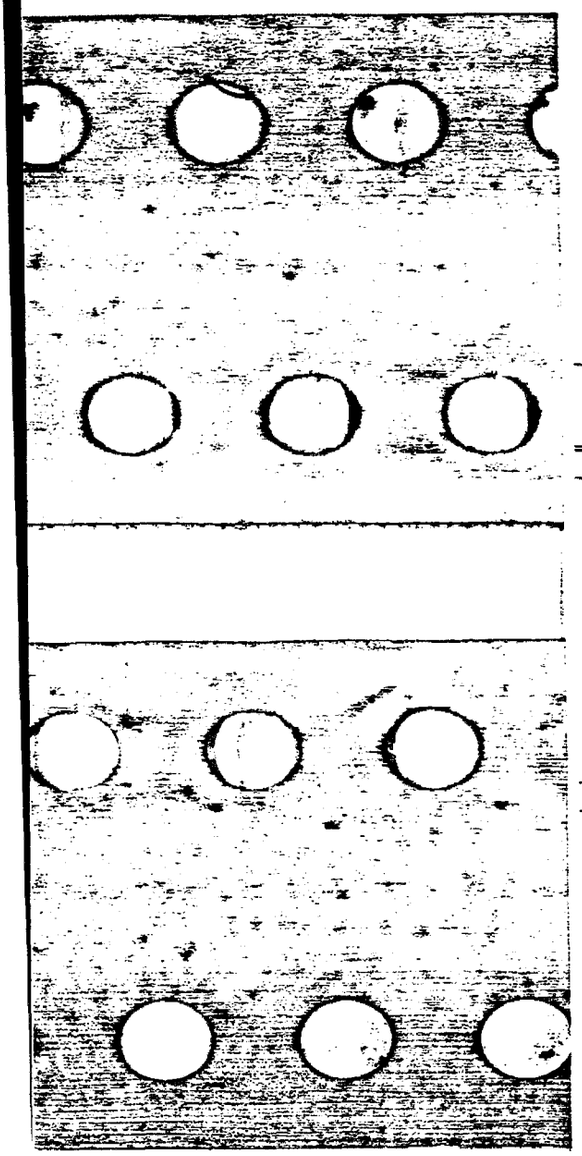
Louis C Wall
Affiant

Subscribed and sworn to before me this 21st day of January, 1993.

June E. Atkinson
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC JUNE E. ATKINSON AT LARGE

My Commission Expires: 7/27/96



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	23000.00
CON TX	85.10
PRFEE	1.00
WDEED	8.00
TOTAL	94.10
CHECK	94.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 8943

85.40 I:

IDENTIFICATION REFERENCE

JAN 22 12 19 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 613672