PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 32904)
Dav. Co. File: Box 8

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 65959.19

Affiant

Sworn and subscribed before me this
24th day of February, 1993.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth A. Wallace<br>1012 South Douglas Avenue<br>Nashville, TN 37204 | Chemical Mortgage Company<br>200 Old Wilson Bridge Road<br>Worthington, OH 43085-8500 | 105-13-148 |

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey P. Getz and spouse, Nadine M. Wisniewski,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth A. Wallace**_____, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly one-half of Lot 21 and the easterly 20 feet of Lot No. 22 on the Plan of McAllister Property, as of record in Book 421, page 10, Register's Office for said County.

Said parts of lots adjoin and front together 70 feet on the northerly side of Douglas Avenue and run back between parallel lines 150 feet to an alley.

Being the same premises conveyed to Nadine M. Wisniewski and husband Jeffrey P. Getz by deed from Schleicher and Harkey Properties, a Partnership composed of James M. Schleicher and William E. Harkey of record in Book 7284, page 354, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Atlantic Coast Mortgage Company of record in Book 7284, page 357 and assigned to Chemical Mortgage Company of record in Book 7284, page 363, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

**This is improved property, known as:** 1012 South Douglas Avenue, Nashville, TN 37204

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this ____ day of February, 1993.

**Jeffrey P. Getz**

**Nadine M. Wisniewski**

**State of Montana**
**County of** _____

On this ____ day of February, 1993, before me the undersigned authority, personally appeared **Jeffrey P. Getz** and **Nadine M. Wisniewski**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1-16-93

Notary Public

9 5 9 8 3

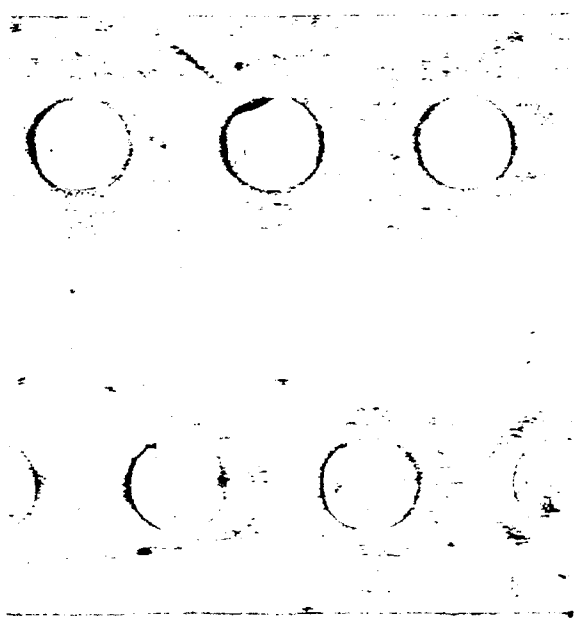
7707 03/31 1101 03CHECK 253.20

IDENTIFICATION REFERENCE:

MAR 1 9 18 AM '93

DAVIDSON COUNTY, TN

BOOK 8875 PAGE 273





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 8875 PAGE 274

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CHMT | 55739.19 |
| CON TX | 244.20 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 253.20 |
| CHECK | 253.20 |

03/01/93 01 09:17 0001 7707

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95983

IDENTIFICATION REFERENCE

MAR 1 9 18 AM '93

DAVIDSON COUNTY, TN

No. 025000