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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation
315 West Main Street
Hendersonville, Tennessee 37075

THIS INDENTURE, made and entered into as of the **1st** day of **April, 1993** by and between

James E. Bale and Brenda Bale, husband and wife ,

1833 04/05 0101 03CHECK 884.05

hereinafter referred to as Grantor, and

Leonard M. Wallace and Virginia D. Wallace, husband and wife, ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being Lot No. 253 on the Final Plat of Phase Three, Section Three, Brandywine Pointe, a Planned Unit Development, as of record in Book 7900, pages 437 & 438, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James E. Bale and wife, Brenda Bale by deed of record in Book 8741, page 877, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

and that the title and quiet possession thereto Grantor will warrant and forever defend 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized ~~so~~ to do) the day and year first above written.

MAIL ENV.

James E. Bale

Brenda Bale

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **James E. Bale and Brenda Bale, husband and wife** , the within named 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, at office, this **1st** day of **April, 1993.**

Notary Public

COMMISSION EXPIRES: 7/23/94

Commission Expiration: _____

STATE OF TENNESSEE)
COUNTY OF SUMNER)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$236,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leonard M. Wallace
Affiant

Subscribed and sworn to before me this **1st** day of **April, 1993.**

Notary Public

Commission Expiration: 7/23/94

RETURN TO:

Escrow Corporation
315 West Main Street
Hendersonville, Tennessee 37075

SEND TAX BILLS TO:

Leonard M. Wallace
Virginia D. Wallace
517 Robards Circle
Old Hickory, TN. 37138

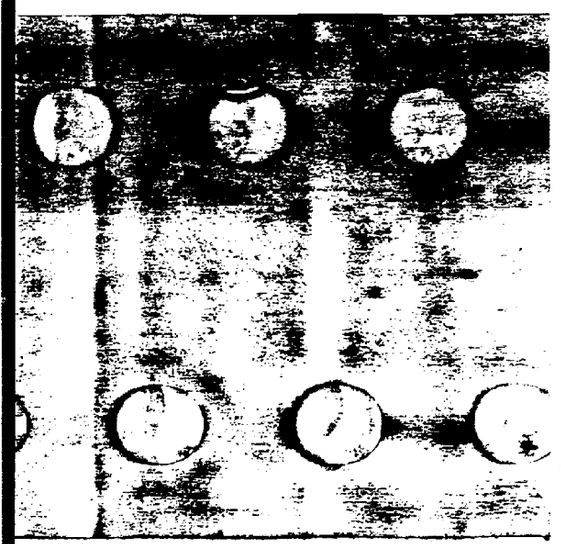
PROPERTY ADDRESS:

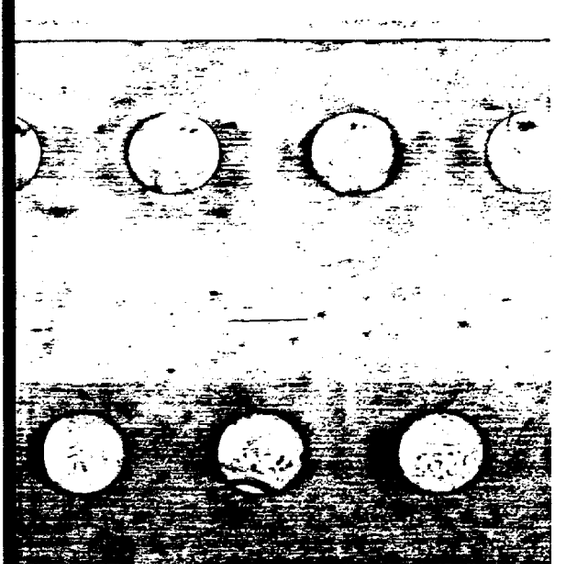
517 Robards Circle
Old Hickory, TN. 37138

MAP PARCEL NUMBER
64-3-B-42
FIELD BOOK NUMBER

WD-MULTI.DOC
File No. 93-586

Escrow Corporation
Title Co. T.G. No.





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 236500.00
CON TX 875.05
PRFEE 1.00
WDEED 8.00
NOTARC 884.05
CHECK 884.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/05/93 01 09:08 0001 1833

No. 636635