BOOK 9651 PAGE 966

MAP 118-1

PARCEL 282

This Instrument Prepared by:

HARTZOG, SILVA & DAVIES
Attorneys At Law
123 Fifth Avenue North
Franklin, Tennessee 37064

| SEND TAX STATEMENTS TO: | NAME/ADDRESS NEW OWNER: | NAME OF MORTGAGEE: |
|---|---|---|
| Kenneth A. Wallace | Same | Franklin National Bank |
| P.O. Box 140553 | | 230 Public Sq |
| Nashville, Tn 37214 | | Franklin, Tn 37064 |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged I, **SARAH L. DUNN**, Administratrix CTA of the Estate of Jessye L. Drake, deceased, (pursuant to an appointment of the Probate Court of Davidson County, Tennessee) and as Conservator of the Estate of John T. Lusk, pursuant to an order of the Probate Court of Davidson County, Tennessee in a cause of action styled Sarah L. Dunn -vs- John T. Lusk, Docket No: 98833, entered on the 10th day of August, 1993, have bargained and sold and by these presents do transfer and convey unto **KENNETH A. WALLACE**, his heirs and assigns forever, the following described tract or parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly part of Lot No. 77 and the westerly 44 feet of Lot No. 78 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Gilmore Avenue at the northeast corner of the property conveyed to Jesse D. Martin, Jr. and wife, by deed from Granville J. Rives and wife, of record in Book 1404, page 398, said Register's Office; thence with Martin's easterly line, southwardly 160 feet, more or less, to the northerly margin of an alley; thence with same, eastwardly 61.1 feet to a point 6 feet west of the corner of Lot Nos. 78 and 79; thence northwardly and parallel with the line between said two lots, 160 feet to the southerly margin of Gilmore Avenue; thence with same, westwardly 61.5 feet to the beginning.

Being the same property conveyed to Jessye Lusk Drake, reserving a life estate in John K. Lusk and John Thomas Lusk, by deed from John Walter Pack, et ux, of record in Book 2906, page 125, Register's Office for Davidson County, Tennessee. Subsequent to said transfer, the said John K. Lusk died, and Sarah L. Dunn has been appointed Conservator of the Estate of John Thomas Lusk by order of the court. The said Jessye Lusk Drake has also since died, and Sarah L. Dunn has been appointed Administratrix CTA of her estate by the Probate Court for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** said tract of land, together with improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

**AND I DO COVENANT** with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have 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. Real estate taxes for the calendar year 1993 which are a lien against said property but which are not yet due and payable.

2. Subject to those matters shown on a plat of Montrose Place of record in Plat Book 57, page 93, Register's Office of Davidson County, Tennessee.

**AND I DO FURTHER** covenant and bind myself, my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all and demand of all persons whomsoever.

**IN TESTIMONY WHEREOF**, I have hereunto set my signature, this the 11th day of August, 1993.

Sarah L. Dunn

**SARAH L. DUNN**
Administratrix CTA of the Estate of Jessye L. Drake, and Conservator of the Estate of John T. Lusk

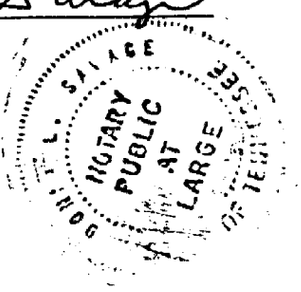
**STATE OF TENNESSEE**
**COUNTY OF** Williamson

**PERSONALLY** appeared before me, Donna L. Savage, a Notary Public in and for said county and state, the within named **SARAH L. DUNN**, Administratrix CTA of the Estate of Jessye L. Drake, and Conservator of the Estate of John T. Lusk, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Franklin, Tennessee, this the 11th day of August, 1993.

My Commission Expires:
2/11/97.

Donna L. Savage
Notary Public




**STATE OF TENNESSEE**
**COUNTY OF** Williamson

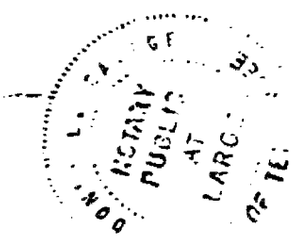
I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of Thirty Thousand Dollars ($30,000).

Affiant

**SWORN TO** and subscribed before me on this the 11th day of August, 1993.

My Commission Expires:
2/1/97.

Notary Public

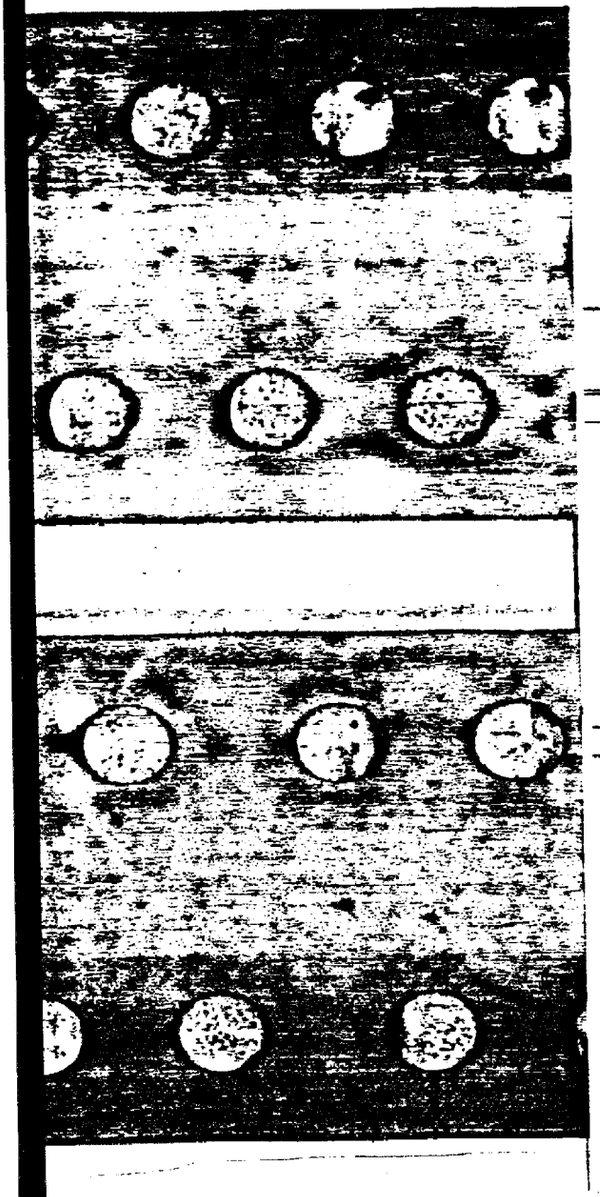


BOOK 9051 PAGE 938

53770
IDENTIF. ⇧ REFERENCE

93 AUG 19 AM 9:41
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

1633 08/19 0101 03CHECK 124.00



**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9051 PAGE 939

| | | |
|---|---|---|
| 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 30000.00 |
| | | | | CON TX 111.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 124.00 |
| | | | | CHECK 124.00 |
| | | | 08/19/93 01 | 09:43 0001 1633 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53770
IDENTIF. & REFERENCE

93 AUG 19 AM 9:4
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 687960