Mail

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***58,750.00.

Affiant

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

Notary Public

My Commission Expires: 4/22/94

83499
IDENTIF. & REFERENCE

93 NOV -9 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
KENNETH WALLACE P.O. Box 140553 Nashville, TN 37214	SAME	MAP 118-1 PARCEL 406

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY EIGHT THOUSAND SEVEN HUNDRED FIFTY AND 00/100 ($***58,750.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, JOEL SOLOMON and MARK DEUTSCHMANN, sole partners of DJ ENTERPRISES, a Tennessee general partnership, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KENNETH WALLACE, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 11 on the Map of Bransford Realty Company's Montrose Park Subdivision of record in Book 547, page 25, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING on the southerly margin of Montrose Avenue at the corner of Lots Nos. 11 and 12; thence with the southerly margin of said Avenue, eastwardly 60.0 feet to the corner of Lots Nos. 10 and 11; thence with the line between Lots Nos. 10 and 11, southwardly 139 feet 4 inches; thence westwardly 78.0 feet to the line between Lots Nos. 11 and 12; thence with same, northwardly 148 feet 3 inches to the beginning.

BEING the same property conveyed to DJ Enterprises by deed from William B. Driver, unmarried, of record in Book 7183, page 404, Register's Office for Davidson County, Tennessee.

This is improved property known as 813 Montrose Avenue, Nashville, Tennessee 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, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of the Map of Bransford Realty Company's Montrose Park Subdivision, of record in Book 547, page 25, Register's Office for Davidson County, Tennessee.

3. That certain Deed of Trust in favor of Werner L. Lindenberg and wife, Nina Lindenberg of record in Book 7217, page 527, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 1st day of November, 1993.

DJ ENTERPRISES, a Tennessee general partnership

By: Joel Solomon

By: Mark Deutschmann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOEL SOLOMON and MARK DEUTSCHMANN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that as the sole partners of DJ ENTERPRISES, they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of November, 1993.

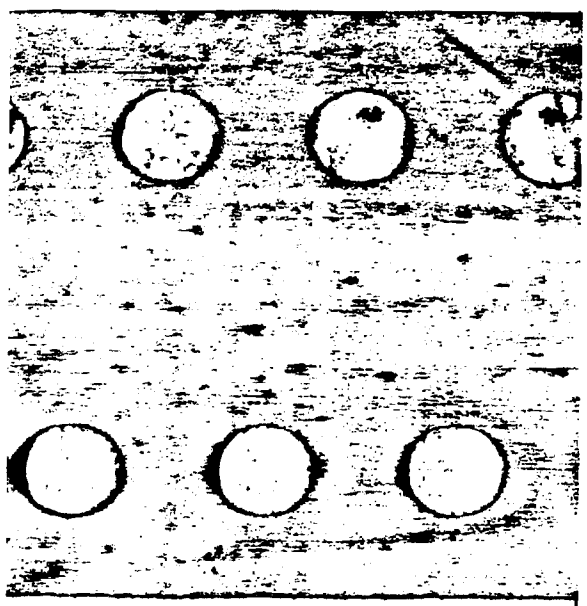
Notary Public

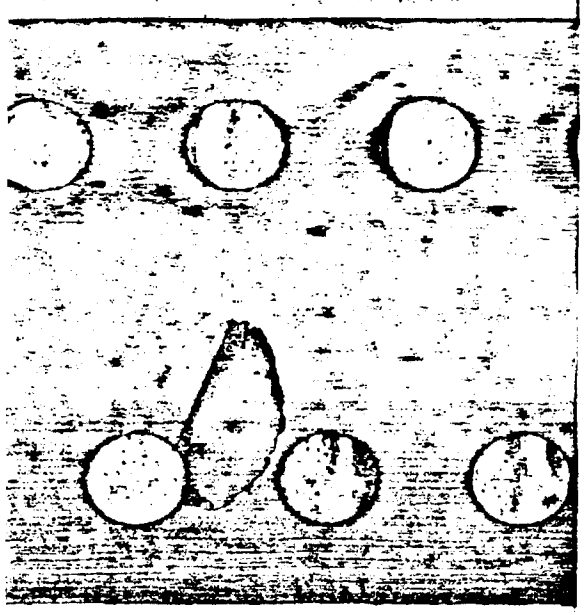
My Commission Expires:

1-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5945 11/09 0101 03CHECK 226-19





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

RECEIVED OF _____

FOR _____

BOOK 9145 PAGE 229

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	58750.00
			CON TX	217.19
			PRFEE	1.00
			WDEED	8.00
			TOTAL	226.19
			CHECK	226.19
11/09/93	01	09:08	0001	5945

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

83499
IDENTIF. # REFERENCE

93 NOV -9 AM 9:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 719756