WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

G. Grant Carpenter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 19 94

Notary Public

MY COMMISSION EXPIRES: 1-29-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 325 Bridge Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. Grant Carpenter (NAME)	First Tennessee Bank (NAME)	131-06-0-F-
14 Abbeywood Court (ADDRESS)	P. O. Box 351 (ADDRESS)	007.00CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	07DA92655

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Betty Jean Wallace and husband, Stephen C. Wallace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G. Grant Carpenter and wife, Susan B. Carpenter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real estate in Davidson County, Tennessee, as follows:

1391 02/02 0101 03CHECK 952.50

Being Lot No. 7 as shown on the Plat of Burton Hills Village of Abbeywood - Tract 21, of record in Book 6900, page 223, as amended in Book 7684, page 866 and in Book 9197, page 356, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Betty Jean Wallace by quitclaim deed from Wallace Builders, Inc. of record in Book 9238, page 409, Register's Office for Davidson County, Tennessee.

I, Stephen C. Wallace, husband of Betty Jean Wallace, do hereby join in the provisions of this instrument for the purpose of transferring and quitclaiming unto the said G. Grant Carpenter and wife, Susan B. Carpenter, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

ENCUMBERED AS FOLLOWS:
Davidson County taxes for the year 1994 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 131-06-O-F-007.00 CO

Declaration of Restrictions of record in Book 6326, page 588, Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 14 Abbeywood Court, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 28th day of January, 19 94

Betty Jean Wallace

Stephen C. Wallace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9238 PAGE 412

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Jean Wallace and husband, Stephen C. Wallace

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 28th day of January, 19 94.

Commission expires 1-26-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

94 FEB -2 AM 10:10
ELIA[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

13874

CONTINUATION

Office for Davidson County, Tennessee.

Charter of Burton Hills Homeowners Association, Inc. dated March 5, 1985, of record in Book 6517, page 505, as amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.

Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, as amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.

Charter of Burton Hills, Village of Abbeywood Association, Inc. dated April 1, 1987, of record in Book 7189, page 72, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book, 7076, page 691 and Book 7146, page 188, Register's Office for Davidson County, Tennessee.

Sanitary sewers and/or storm drainage easement of record in Book 3702, page 250, Register's Office for Davidson County, Tennessee.

Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, of record in Book 6470, page 383, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Book 6250, page 978, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of Burton Hills Village of Abbeywood - Tract 21, of record in Book 6900, page 223, as amended in Book 7684, page 866 and in Book 9197, page 356, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions, Burton Hills, Village of Abbeywood, of record in Book 7146, page 193, Register's Office for Davidson County, Tennessee.

Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6655, page 47, Register's Office for Davidson County, Tennessee.



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	255000.00
CON TX	943.50
PRFEE	1.00
WDEED	8.00
TOTAL	952.50
CHECK	952.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BANK

02/02/94 01 10:10 0001 1391

13874
IDENTIF. & REFERENCE

94 FEB -2 AM 10: 10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 752379