BOOK 9262 PAGE 758

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 104-11-270

Send Tax Statements To:
Kenneth A. Wallace
P.O Box 140553
Nashville, Tn.
37214

Name/Address New Owner:
Same

Name of Mortgagee:
Franklin Nat'l Bank

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, EDMUND L. CAREY, JR., a married person, have bargained and sold and by these presents do transfer and convey unto KENNETH WALLACE, a single man, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 122 fronts 60 feet on the southerly margin of Essex Place formerly Essex Avenue, and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Edmund L. Carey and wife, Anne B. Carey by deed from Anne Connor, of record in Book 6255, page 326, Register's Office of Davidson County, Tennessee. Anne B. Carey conveyed by quitclaim deed all her right, title and interest in the subject property to Edmund L. Carey, Jr., of record in Book 6953, page 77, said Register's Office.

3901 03/01 0101 03CHECK 395.65

TO HAVE AND TO HOLD said tract of land, together with all 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 same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1994 Davidson County property taxes are a lien but are not yet due and payable.

2. All matters as shown on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

Margaret M. Huff, wife of Edmund L. Carey, Jr., joins in the execution of this instrument to convey all right, title and interest she may have in the subject property by virtue of her marriage to Edmund L. Carey, Jr.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 23 day of February, 1994.

Edmund L. Carey, Jr.
EDMUND L. CAREY, JR.

By: Margaret M. Huff
MARGARET M. HUFF,
Attorney-in-Fact, of record
in Book 9262, page 757,
RODC, TN.

Margaret M. Huff
MARGARET M. HUFF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of February, 1994, before me personally appeared MARGARET M. HUFF, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of EDMUND L. CAREY, JR., and who acknowledged that she executed the same as the free act and deed of the said EDMUND L. CAREY, JR..

WITNESS my hand and seal, at office, on this 23rd day of February, 1994.

Carol L. McArthur
Notary Public

My Commission Expires:
June 25, 1996

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET M. HUFF, 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 seal, at office, on this 23rd day of February, 1994.

Carol L. McArthur
Notary Public

My Commission Expires:
June 25, 1996

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration of value, whichever is greater, for this transfer is the sum of $104,500.00

Affiant

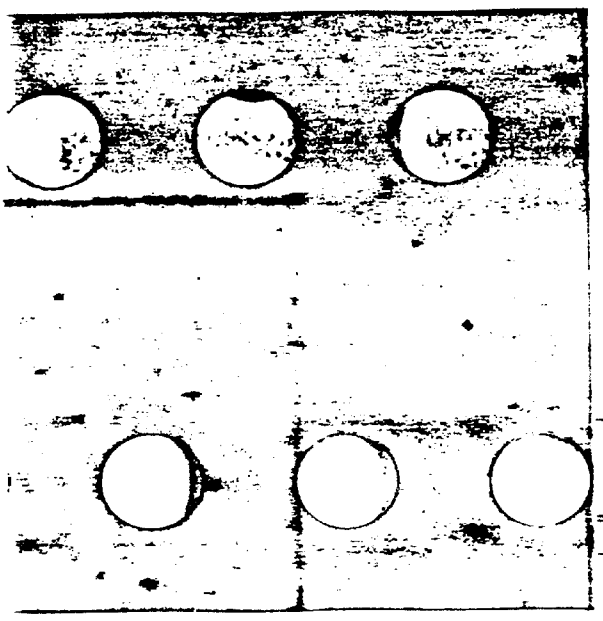
Sworn to and subscribed before me on this the 23rd day of February, 1994.

Carol L. McArthur
Notary Public

My Commission Expires:
June 25, 1996

22319
IDENTIFICATION REFERENCE

94 MAR -1 AM 11:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9262 PAGE 760

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

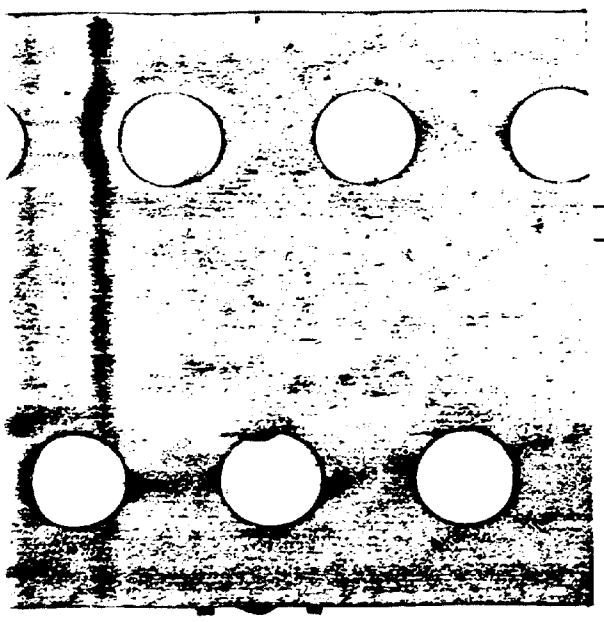
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
104500-00

CON TX	386.65
PRFEE	1.00
WDEED	8.00
TOTAL	395.65
CHECK	395.65

03/01/94 01 11:34 0001 5901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



22319
IDENTIFICATION REFERENCE

94 MAR -1 AM 11:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 761347