BOOK 9446 PAGE 184

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

Map & Parcel 104-16-201

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

Name/Address New Owner:
same

Name of Mortgagee:
Franklin National
220 Public Square Bank
Franklin, Tn. 37064

W A R R A N T Y D E E D

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, MARGARET W. STEELE, a widow, have bargained and sold and by these presents do transfer and convey unto KENNETH A. WALLACE, a single man, his heirs and assigns forever, the following described property, to wit:

Land in the 24th Ward of the City of Nashville, Davidson County, Tennessee, being the south half of lot No. 166 on the Map of Belmont Land Company's Plan of Lots, of record in Book 421, page 34, Register's Office for said County. Said part of Lot No. 166 fronts 44.15 feet on the west side of skland Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Elbert M. Steele and wife, Margaret W. Steele by deed from S. Russell Reynolds and wife, Alma Boyd Reynolds, of record in Book 3186, page 577, Register's Office of Davidson County, Tennessee. Elbert M. Steele is now deceased and said property is vested in Margaret W. Steele as surviving tenant by the entirety.

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. Restrictive covenants of record in Book 409, page 343, Register's Office of Davidson County, Tennessee.

3. All matters as shown on the Map of Belmont Land Company's Plan of Lots, of record in Book 521, page 34, 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.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 24th day of December, 1994.

Margaret W. Steele
MARGARET W. STEELE

MAIL ENV.

84652

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 W. STEELE, a widow, 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 24th day of August, 1994.

My Commission Expires:
2/1/97

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration of value, whichever is greater, for this transfer is the sum of $81,500.00.

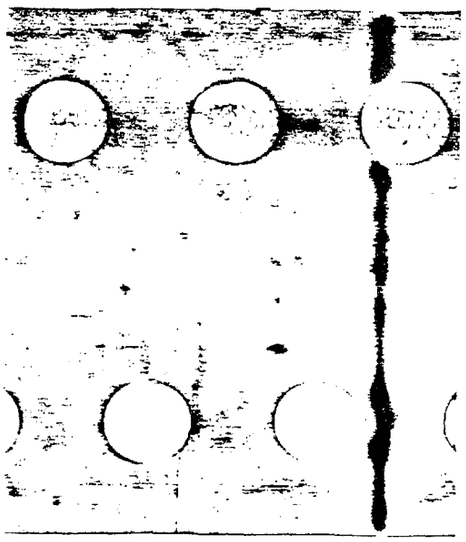
Affiant

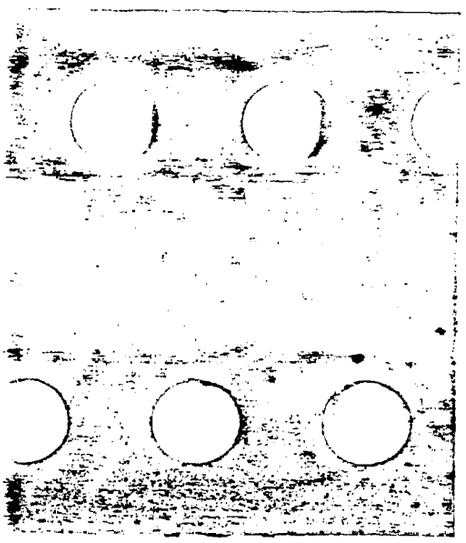
Sworn to and subscribed before me on this the 24th day of August, 1994.

My Commission Expires:
2/1/97

Notary Public

1706 08/25 0101 03CHECK 310.55





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	81500.00
CON TX	301.55
PRFEE	1.00
WDEED	8.00
TOTAL	310.55
[illegible]	310.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/74 01 11316 0001 1706

84652
PERMIT REFERENCE

AUG 25 [illegible]

No. 828120