Box 33-B

THIS INSTRUMENT PREPARED BY:

BOOK 9475 PG 937

CHAFFIN AND BURNSED
Third National Financial Center
424 Church Street, Suite 1350
Nashville, Tennessee 37219

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Tracy R. Wallace
Timothy L. Wallace
5760 River Road
Nashville, TN 37209

Same

MAP 102
PARCEL 9

THIS DEED WAS PREPARED BASED SOLELY UPON INFORMATION PROVIDED TO THE PREPARER BY THE GRANTEES HEREIN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00. Tim L. Wallace Tracy R. Wallace

Affiant

Subscribed and sworn to before me this 14 day of March, 1994.

Notary Public

My commission expires: 5-26-96

SUZANNE GREER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

94 SEP 27 PM 2:29

DAVIDSON COUNTY, TN.

94419

IDENTIF. & REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **BERTRAND L. TARKINGTON**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TRACY R. WALLACE AND TIMOTHY L. WALLACE,** 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:

Being part of Lot Numbers 3 and 4 as shown on Map of Tract on River Road surveyed for Bransford Realty Company by John Wilkes, Civil Engineer of Nashville, Tennessee, on June 23, 1936, to which map reference is hereby made. According to said map said parts of said lots are described as follows:

Part of Lot No. 3 begins at a point on the north margin of River Road, at the southwest corner of Lot No. 2 in said subdivision now owned by H. L. Johnson, said road being 30 feet wide at this point running thence with the margin of the River Road, North 50 1/2 degrees West 250 feet to an iron pin, the southwest corner of said Lot No. 3, thence with the west boundary of Lot No. 3, North 5 degrees East 440 feet to the margin of a road marked by an iron pin, thence with the eastern margin of the road North 1 degree East 228 feet to an iron pin, thence continuing with the east margin of the road parallel with the boundary line of Lot No. 3 North 5 degrees East 100 feet to an iron pin, thence North 26 degrees West 140 feet to an iron pin on the margin of said road and on the original line of Lot No. 3, thence with the original boundary line of Lot No. 3, North 5 degrees East 920 feet to an iron pin in the northwest corner of Lot No. 3, thence Easterly 215 feet, more or less, to the northeast corner of Lot No. 3, thence South 5 degrees West 1995 feet to the point of beginning.

One small triangular tract off the southeast corner of Lot No. 4, described as follows: Beginning at the southwest corner of Lot No. 3 running thence with the boundary line of Lot No. 3 North 5 degrees East 300 feet to an iron pin, thence South 15 degrees West 270 feet to the margin of River Road, thence with the margin of road South 50 1/2 degrees East 60 feet to the beginning and containing 3/8 of an acre, more or less.

Being the same property as conveyed to Clara Russell Tarkington by Deed from Bransford Realty Company of record in Book 917, page 180, said Register's Office. The said Clara Russell Tarkington having since deceased, the said property was devised to Bertrand L. Tarkington pursuant to Will probated and of record in Will Book 159, page 785 in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is intended to and does include all of that property described in the aforesaid deed of record in Book 917, page 180, Register's Office for said County.

The property herein conveyed is not the usual place of residence of the Grantor herein or his spouse.

This conveyance is made subject to the following:

(1) Lease Agreement from between Clara Russell Tarkington and husband, Bert L. Tarkington and Viacom International Inc., d/b/a Viacom Cablevision of record in Book 6028, page 4, as modifed of record in Book 6035, page 11, Register's Office for Davidson County, Tennessee.

This is improved property known as 5760 River Road, Nashville, TN 37209.

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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, and he does further covenant and bind himself, his heirs, successors and assigns, 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.

IN WITNESS WHEREOF, this instrument has been executed this 14 day of March, 1994.

Bertrand L. Tarkington
BERTRAND L. TARKINGTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

2261 09/27 0101 03CHECK 286.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bertrand L. Tarkington, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

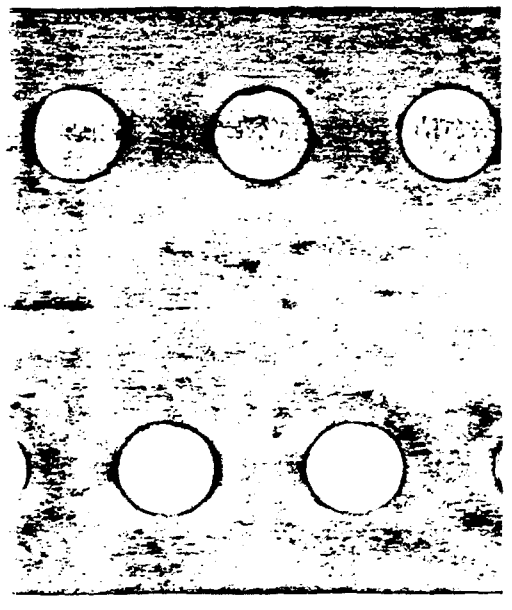
WITNESS my hand and official seal this 14 day of March, 1994.

SUSAN M. GREER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

Susan M. Greer
NOTARY PUBLIC

My Commission Expires: 5-21-96

MD:064



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

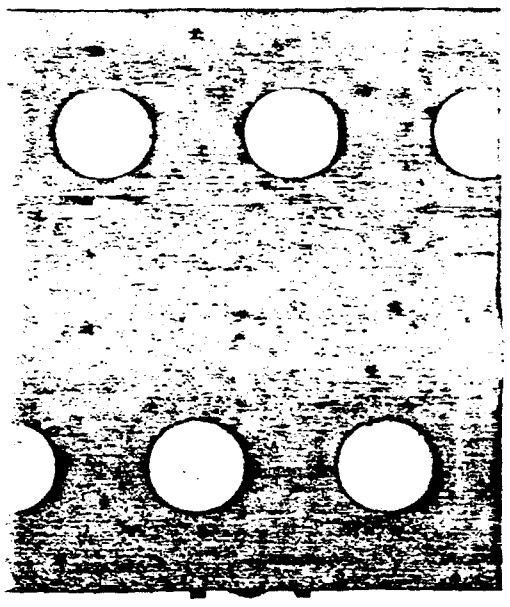
RECEIVED OF _____

FOR _____

BOOK 9475 PG 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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

09/27/94 01 14:29 0001 2261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94419
IDENTIF. ↑ REFERENCE

94 SEP 27 PM 2:29

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 838528