BOOK 9494 PG 988

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
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 $ 62,100.00

Affiant

Subscribed and sworn to before me, this 12th day of October 1994

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KENNETH A. WALLACE 1005 Montrose Avenue Nashville, Tennessee 37204	KENNETH A. WALLACE P.O. Box 40877 Nashville, Tennessee 37204	MAP 118-1 PARCEL 210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY TWO THOUSAND ONE HUNDRED AND NO/100--- ---------- ($ 62,100.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, DJ ENTERPRISES, a partnership hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KENNETH A. 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 Lot No. 138 and the easterly one-half of Lot No. 137 on the Map of Montrose Place as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 138 and the easterly one-half of Lot No. 137 front together 75.0 feet on the southerly side of Montrose Avenue and extend back 166.5 feet on the westerly line and 168.7 feet on the easterly line to an alley, measuring 75.0 feet thereon.

BEING the same property conveyed to DJ Enterprises, a partnership, by deed from American Trust Savings Bank, F.S.B. of record in Book 7102, page 979, Register's Office for Davidson County, Tennessee.

00513 IDENTIF. ↑ REFERENCE

94 OCT 17 PM 1:20 FELIX Z. ... REGISTER DAVIDSON COUNTY, TN.

8819 10/17 0101 03CHECK 238.77

This is improved property known as 1005 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.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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(s).

2. Matters shown on the Plan of Montrose Place of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

[redacted]

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title 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 12th day of October, 19 94.

DJ ENTERPRISES, a partnership

Joel W. Solomon Jr

Joel W. Solomon, Jr., partner

by Martha A Burton
Atty In Fact

Mark E. Deutschmann

Mark E. Deutschmann, partner

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 _____, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ Mark E. Deutschmann with whom I am personally acquainted and who upon his oath acknowledged himself to be a partner of DJ ENTERPRISES, a partnership the within named bargainor, and that he as such partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the * by the said Mark E. Deutschmann as such partner.

Witness my hand and official seal this 12th day of October, 1994.

My Commission Expires: November 22, 1997

Notary Public

*partnership

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of October, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARTHA A. BURTON, to me known to be the person who executed the foregoing instrument in behalf of JOEL W. SOLOMON, JR. and acknowledged that she executed the same as the free act and deed of the said JOEL W. SOLOMON, JR., as partner.

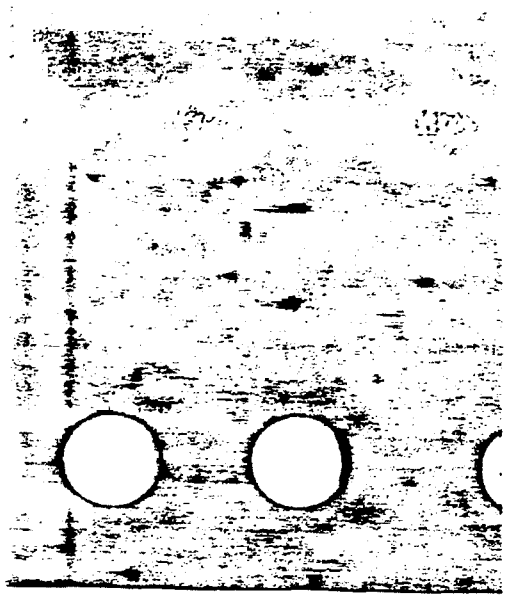
Witness my hand and official seal this 12th day of October, 1994.

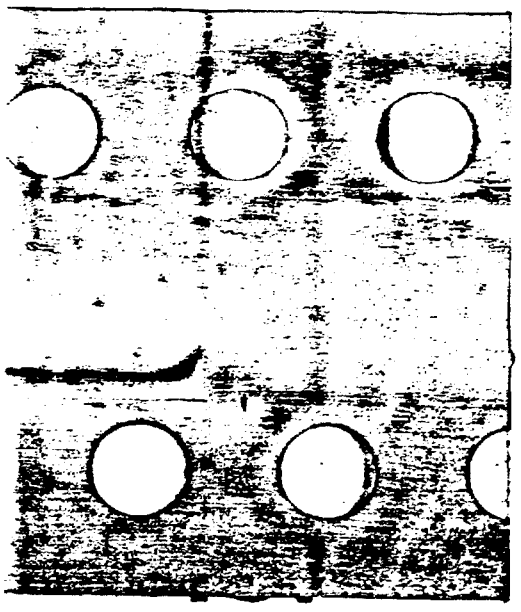
My commission expires:

11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9494 PG 990

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	62100.00
CON TX	229.77
PRFEE	1.00
WDEED	8.00
TOTAL	238.77
CHECK	238.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/17/94 01 13:20 0001 8819

00513
IDENTIF. ↑ REFERENCE

94 OCT 17 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 845013