FROM: Robert D. Dinwiddie and wife, Carol Elam Dinwiddie

TO: David S. Freeman and Melissa A. Ellis

BOOK 9518 PG 797

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
David S. Freeman and Melissa A. Ellis 4025 Wallace Lane Nashville, Tennessee 37215	same	Map 116-16 Parcel 128

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of November, 1994.

Notary Public

My Comm. Expires: 1/25/97

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert D. Dinwiddie and wife, Carol Elam Dinwiddie, hereinafter called "GRANTORS", have bargained and sold, and by his presents does transfer and convey unto David S. Freeman and Melissa A. Ellis, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the plan of Part One Wallace Subdivision, of record in Book 1424, page 16, Register's Office for said County.

Said Lot No. 54 fronts 100 feet on the westerly margin of Wallace Lane (formerly Vail Avenue) and extends back 227 feet on the northerly line and 238.3 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Robert D. Dinwiddie and wife, Carol Elam Dinwiddie by deed from Timothy J. Siktberg and wife, Deborah Sherman, of record in Book 9416, page 677, said Register's Office.

94 NOV 11 PM 2:00
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIFICATION REFERENCE

08329

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. All matters as shown on the Plan of record in Book 1424, page 16, said Register's Office.

This is improved property known as 4025 Wallace Lane, Nashville, Tennessee 37215.

10036206
14113910

GRANTORS hereby reserve an exclusive easement for construction, use and maintenance of a driveway and privacy fence over the following described property:

> Beginning at an iron pin located at the northeast corner of the property conveyed to Robert D. Dinwiddie and wife, Carol E. Dinwiddie by deed of record in Book 8364, page 350, R.O.D.C., said pin also being the common corner of Lots 53 and 54 of Part I - Wallace Subdivision as of record in Plat Book 1424, page 16, R.O.D.C., thence, with the northerly line of Lot 53 of said subdivision S 77°21'31" W, 81.50 feet to an iron rod and the true point of beginning, thence, with the northerly line of the aforementioned Dinwiddie Property S 77°21'31"W, 156.80 feet to an iron rod, thence, leaving said northerly line with the easterly line of Lot 32 of the aforementioned subdivision N 2°47'21" W, 10.00 feet to an iron rod, thence, leaving said easterly line with a new line N 77°21'31" E, 109.00 feet to an iron rod, thence, N 89°25'29" E, 47.13 feet to an iron rod and the point of beginning.

This easement shall be appurtenant to Lot No. 54 and shall inure to the benefit of all future owners of Lot No. 53.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, assigns, 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 our hands this 10th day of November, 1994.

Robert D. Dinwiddie

Robert D. Dinwiddie

Carol Elam Dinwiddie

Carol Elam Dinwiddie

3343 11/11 0101 03CHECK 527.00

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 Robert D. Dinwiddie and wife, Carol Elam Dinwiddie, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of November, 1994.

Carol R. Lewis

NOTARY PUBLIC

My Commission Expires: 11/25/97

10036206
14113910



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

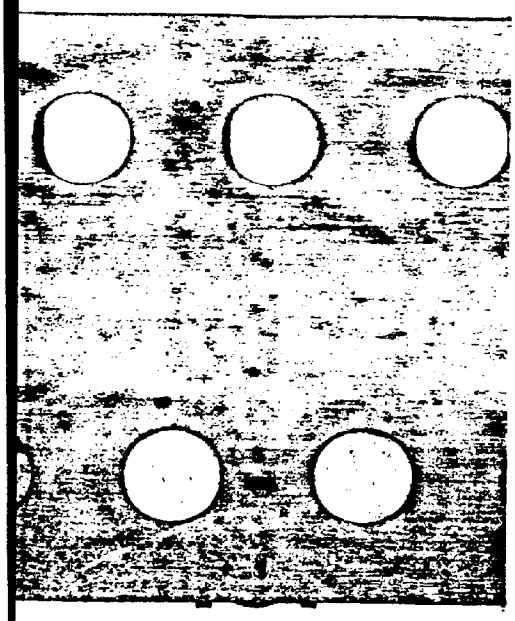
RECEIVED OF _____

FOR _____

BOOK 9518 PG 799

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 140000.00
CON TX 518.00
~~PRFEE~~ ~~1.00~~
~~WDEED~~ ~~8.00~~
TOTAL 527.00
CHECK 527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/11/94 01 14:00 0001 3343

08329
IDENTIF. & REFERENCE

94 NOV 11 PM 2:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 853427