BOOK 9565 PG 786

FILE BOX 45

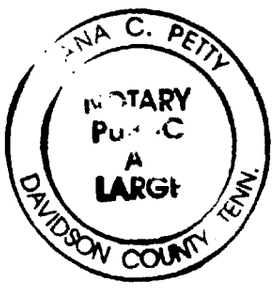
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 3-25-95
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Tanzer	SAME	MAP 154-4A
(NAME)	(NAME)	
508 Wanda Drive		PARCEL 101
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kathryn A. Wallace, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Tanzer, an unmarried person

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:

LAND in Davidson County, Tennessee, being Lot No. 42 on the Resubdivision of Lots 40-43 of record in Plat Book 7900, page 459, Register's Office for Davidson County, Lots 40-43 being originally on the Plan of Otterwood, Section III as of record in Plat Book 6900, page 788, Register's Office for Davidson County, Tennessee, to which plats reference is made for more complete information description.

Being the same property conveyed to Kathryn A. Wallace by deed from Sharon K. Lester and Thomas W. Schlater of record in Book 8796, page 634, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 7260, page 505, said Register's Office.

All matters as shown on the Plan of record in Book 6900, page 788, said Register's Office.

Easements granted to the USA of record in Book 2248, page 618, Book 2249, page 86 and Book 2271, page 196, said Register's Office.

Subject to the liens for any unpaid assessments and or special assessments.

Rights of others in and to the common elements.

CONTINUED

unimproved ( )
This is improved (X) property, known as Lot 42 Otterwood, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs 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 my hand this 28th day of December 19 94

Kathryn A. Wallace
by Jackie Moore Attorney in Fact
Kathryn A. Wallace

Kent Wallace
by Jackie Moore Attorney in Fact
Kent Wallace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9565 PG 787

Personally appeared before me, _____, 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 at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Jackie Moore, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Attorney-in-fact of Kathryn A. Wallace and Kent Wallace and that she as Attorney-in-fact being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal seal at office this 28th day of December, 1994.

_____
Notary Public

My commission expires: 11-30-97

NOTARY PUBLIC AT LARGE

FILE BOX 45

LEGAL DESCRIPTION CONTINUATION

Charter of the Otterwood Homeowners Association of record in Book 7292, page 315, said Register's Office.

Conveyance of sanitary sewer lines of record in Book 7474, page 695, said Register's Office.

Taxes for the year 1995 and subsequent years, a lien, but not yet due and payable.

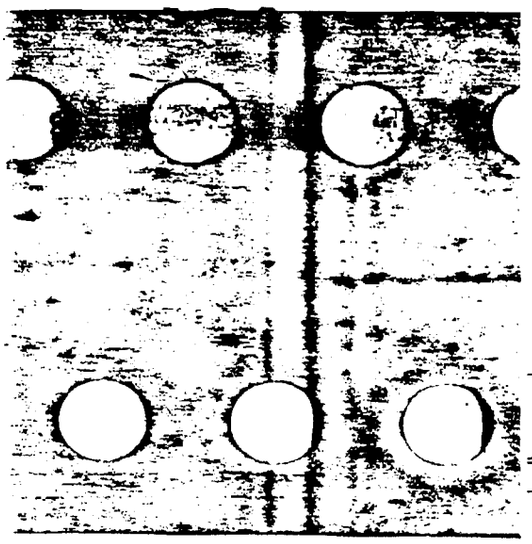
Kent Wallace joins in this conveyance to convey any and all interest he may have in subject property.

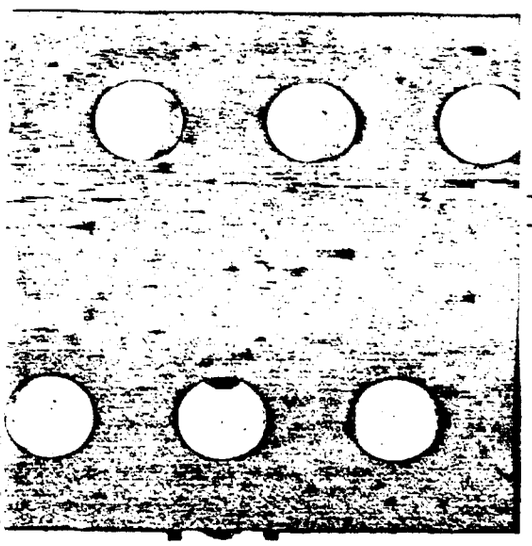
Power of Attorney of Record in book 9565, Page 784, said Registers Office.

23343
IDENTIF. & REFERENCE

95 JAN -6 AM 8:28
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9754 01/06 0101 03CHECK 827.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9565 PG 789

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	
				220000.00
			CON TX	814.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	827.00
			CHECK	827.00
01/06/95		01	08:27 0001	9754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23343
IDENTIF. # REFERENCE

95 JAN -6 AM 8:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 869621