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

Map 104, Grp. 16, Parcel 45

BOOK 9649 PG 71

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Kenneth Wallace	Kenneth Wallace	
813 Mont Rose ave.	813 Mont Rose ave	
Nashville, TN 37204	Nashville, TN 37204	

WARRANTY DEED

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, ALEXANDER SAMUEL CALDWELL, JR., Co-Executor of the Estate of Alexander Samuel Caldwell a/k/a Alexander S. Caldwell, pursuant to an Order of the Probate Court of Davidson County, Tennessee, have bargained and sold and by these presents do transfer and convey unto KENNETH WALLACE, a single person, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Revised Plan of George W. Blair's Subdivison of Belmont Heights, of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No 44 fronts 60 feet on the northerly side of Blair Blvd. and runs back between parallel lines, with the westerly margin of an alley, 170 feet to an alley in the rear.

Being the same property conveyed to Alexander S. Caldwell by deed from Carmellen Adams of record in Book 5275, page 722, and corrected by an instrument of correction filed of record in Book 5298, page 314, Register's Office for Davidson County, Tennessee. Alexander S. Caldwell a/k/a Alexander Samuel Caldwell is deceased and his interest in the subject property was devised to Tina Caldwell, Alexander Samuel Caldwell, Jr., Dorothy Leake Caldwell, Robert Jackson Caldwell, Mary Bennett Caldwell, William Blake Caldwell, under the terms of his Last Will and Testament, of record in Will Book 190, page 317, Office of the County Court Clerk of Davidson County, Tennessee. Court Order of record in Minute Book 393, page 475, Probate Court of Davidson County, Tennessee. Alexander Samuel Caldwell, Jr., Co-Executor of the Estate of Alexander Samuel Caldwell was authorized to sell the real estate under order of the Probate Court of Davidson County, Tennessee, dated April 11, 1995 in a case styled Estate of Alexander Samuel Caldwell, Docket #94P-655.

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. 1995 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Revised Plan of George W. Blair's Subdivison of Belmont Heights, of record in Book 332, page 117, Register's Office of Davidson County, Tennessee.

3. Resolution of Metropolitan Board of Building Code Appeals of record in Book 8869, page 185, Register's Office for 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 17th day of April, 1995.

Alexander Samuel Caldwell, Jr.
ALEXANDER SAMUEL CALDWELL, JR.,
Co-Executor of the Estate of
Alexander Samuel Caldwell a/k/a
Alexander S. Caldwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the for said County and State, the within named ALEXANDER SAMUEL CALDWELL, JR., Co-Executor of the Estate of Alexander Samuel Caldwell a/k/a Alexander S. Caldwell, 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 seal, at office, on this 17th day of April, 1995.

My Commission Expires:
4-18-1997

Stephanie A. Glenn
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $130,000.00.

Affiant

Sworn to and subscribed before me on this the 17th day of April, 1995.

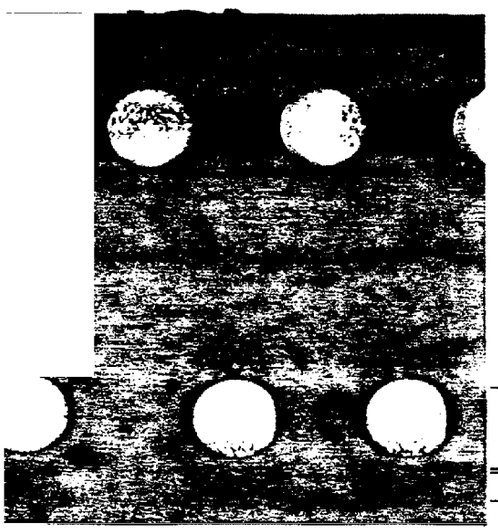
My Commission Expires:
4-18-1997

Stephanie A. Glenn
Notary Public

52917
IDENTIF. & REFERENCE

95 APR 19 AM 9:32
REGISTER
DAVIDSON COUNTY, TN.

3363 04/19 0101 02CHECK 490.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

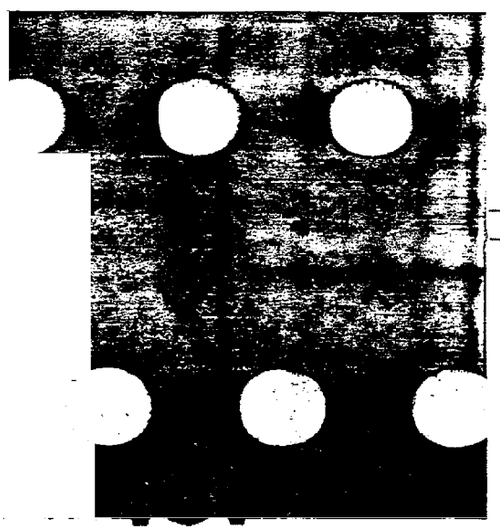
RECEIVED OF _____

FOR _____

BOOK 9649 PG 73

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
	130000.00
CON TX	481.00
[illegible] BANK	1.00
MDEED	8.00
TOTAL	490.00
CHECK	490.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/19/95 01 09:32 0001 2363

52917
IDENTIF. & REFERENCE

95 APR 19 AM 9:33

REGISTER
DAVIDSON COUNTY, TN.

No. 901831