This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Kenneth Wallace
P.O. Box 40877
Nashville, Tn. 37204

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 104-16
PARCEL 023

MORTGAGEE:
Franklin National Bank
230 Public Square
Franklin, Tennessee 37064

BOOK 9671 PG 336

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charlie B. Mitchell ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Kenneth Wallace ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Being the southerly 55 feet of lot No. 26 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in book 332, page 117, Register's Office for said County.
>
> Said part of lot No. 26 fronts 55 feet on the westerly side of 19th Avenue South, formerly Alpine Avenue, and runs back between parallel lines with the northerly margin of an alley, 189 feet to an alley in the rear.
>
> Being the same property conveyed to Dale H. Mosier and wife, Mara D. Mosier by deed from Amanda O. Rainey of record in Book 3368, page 290, Register's Office for Davidson County, Tennessee, the said grantees both having since died. Dale H. Mosier predeceased Mara D. Mosier. The property is vested in Charlie B. Mitchell by Last Will and Testament of Mara Barton Mosier of record in Will Book 196, page 780 of the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 95P501.

This is improved property known as 2119-19th Avenue, South, Nashville, Tennessee 37208.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of May, 1995. BOOK 9671 PG 337

Charlie B. Mitchell

Charlie B. Mitchell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charlie B. Mitchell, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of May, 1995.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

Charlie B. Mitchell
AFFIANT

Subscribed and sworn to before me
this 12th day of May, 1995.

Notary Public

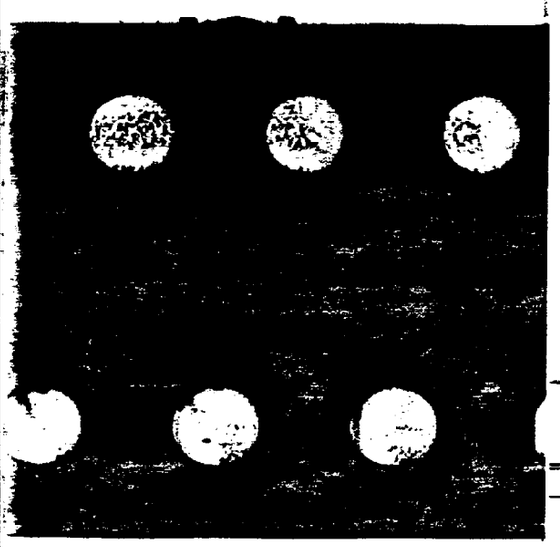
My Commission Expires: 9/16/95

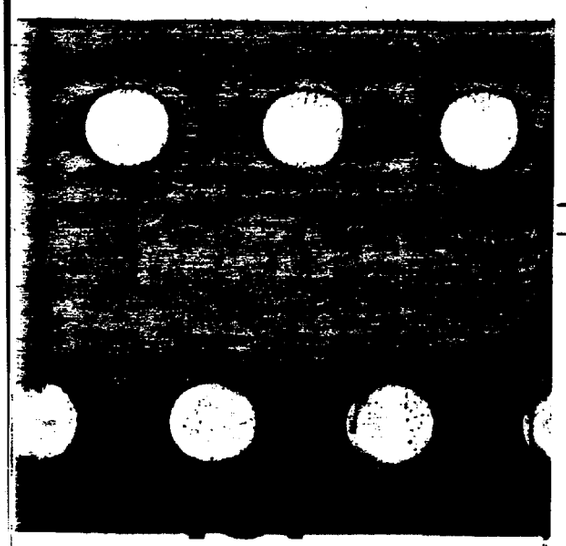
60581
IDENTIFICATION REFERENCE

95 MAY 15 AM 10:06
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0805 05/15 0101 03CHECK 323.56





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

RECEIVED OF _____

FOR _____

BOOK 9671 PG 338

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	85000.00
			CON TX	314.56
			PRFEE	1.00
			MDEED	8.00
			TOTAL	323.56
			CHECK	323.56
05/15/95	01	10:08	0001	0805

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60581
IDENTIF. ↑ REFERENCE

95 MAY 15 AM 10:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910178