This instrument prepared by:
Sam H. Poteet, Jr.
Manier, Herod, Hollabaugh & Smith,
a Professional Corporation
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9321

Box 21-B

10025 PG 890

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Wallace Family Limited Partnership 1133 Glenwood Avenue Nashville, TN 37204	Wallace Family Limited Partnership 1133 Glenwood Avenue Nashville, TN 37204	Map 71 Group 16 Parcel 156

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, Charles G. Wallace, ("Grantor"), has bargained and sold, and by these presents transfers and conveys unto the Wallace Family Limited Partnership, a Tennessee family limited partnership ("Grantee"), its successors and assigns, all of his right, title, and interest in and to certain land in Davidson County, State of Tennessee, as more fully described as follows:

> Being Lots Nos. 19, 20, 21, and 22 on Williams and Hays Company's Belleview Plan "E", as of record in Book 332, page 51, Register's Office for said County, described together as follows:
>
> Beginning at the northeast corner of Mile End Avenue and Montgomery Street; thence with the easterly margin of Montgomery Street, northwardly 330 feet to the southerly margin of Jewell Street; thence with the southerly margin of said Street and continuing eastwardly 460 feet to the westerly margin of the L. & N. Railroad right-of-way; thence with the westerly margin of said right-of-way, southwestwardly to the northerly margin of Mile End Avenue; thence with the northerly margin of said Avenue, westwardly 247 feet to the easterly margin of Montgomery Street, the point of beginning.
>
> Being the same property conveyed to Charles G. Wallace by Warranty Deed dated February 26, 1974, from Marmar Corporation of record in Book 4793, page 44, said Register's Office.
>
> **This is improved property known as 745 Douglas Avenue, Nashville, Davidson, County, Tennessee 37207.**

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

The legal description and the state of the title of the property have been furnished to the draftsperson by the Grantor, by third parties, or from the record. The draftsperson assumes no liability as to the accuracy thereof.

This conveyance is made subject to all restrictions, easements, and encumbrances or record.

IN WITNESS WHEREOF, the undersigned, being the Grantor herein, has executed this instrument this 24th day of January, 1996.

BOOK 10025 PG 891

Charles G. Wallace,
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Charles G. Wallace, the within named 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 in Nashville, Tennessee, this 24th day of ~~January~~ April, 1996.

Notary Public
My Commission Expires: 1/1/98

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(3)(A) OF THE TENNESSEE CODE ANNOTATED.

PICK-UP

Charles G. Wallace, General Partner of the Wallace Family Limited Partnership

Sworn and subscribed to before me this 24th day of ~~January~~ April, 1996.

My Commission Expires: 1/1/98

Notary Public

0174643
IDENTIFICATION REFERENCE

95 APR 24 PM 3:36

3812 04/24 0101 03CHECK 8.00