208

BOOK 10142 PG 696

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Richard C. Wallace	NEW OWNER	Map 119-010 Parcel 237.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, David L. Wyatt d/b/a Ynonah's Enterprises, a sole proprietorship (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Richard C. Wallace, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 170 on the Map of Overhill City and W. H. Fox's Subdivision of Block 14 and other blocks in Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County.

Said Lot No. 170 fronts 50 feet on the westerly side of Foster Avenue, and runs back between parallel lines 150 feet to an alley. Included in this description but excluded from this conveyance is part of Lot No. 170 acquired by the State of Tennessee for highway purposes by deed of record in Book 6146, page 204, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Ynonah's Enterprises, a sole proprietorship by Warranty Deed from Tim Hardy, unmarried of record in Book 9865, Page 981, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as Lot 170, Foster Avenue, Nashville, TN 37210.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 8,500.00.

Richard C. Wallace
Affiant

Subscribed and sworn to before me this 1st day of August, 1996.

Joseph V. Farrelli
Notary Public

My Commission Expires 11/20/96

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of July, 1996.

Ynonah's Enterprises, a sole proprietorship

BY: _____
David L. Wyatt, sole proprietor

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 **David L. Wyatt**, 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 official seal at Nashville, Tennessee, this 29 day of July, 1996.

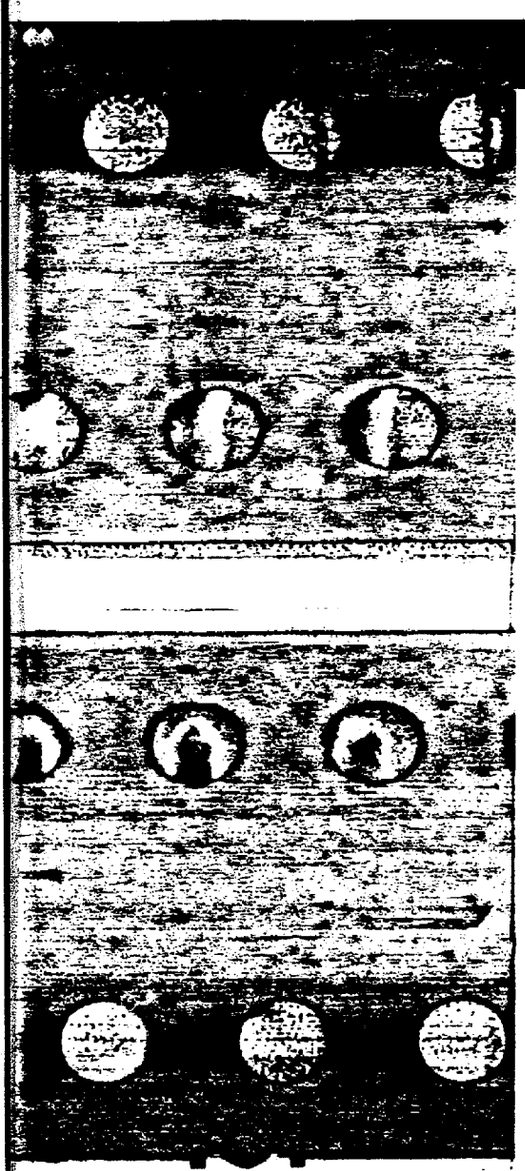
Martha Bowers
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 25, 1998

02101611
IDENTIF. & REFERENCE

96 AUG -2 AM 9:08
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2223 08/02 0101 03CH



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

RECEIVED OF _____

FOR _____

BOOK 10142 PG 698

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 8500.00
				CON TX 31.45
				PRFEE 1.00
				MDEED 8.00
				TOTAL 40.45
				CHECK 40.45
			08/02/96 01	09:10 0001 2323

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210161
IDENTIF. ↑ REFERENCE

96 AUG -2 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069901