BOOK 10309 PG 384

THIS INSTRUMENT PREPARED BY:

Mail

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 31st day of December, 1996.

Notary Public

My Commission Expires: 11-22-97

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
KWI, Inc. 813 Montrose Avenue Nashville, TN 37204	SAME	MAP 118-1 PARCEL 210

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One (***1.00) Dollar, the receipt of which is hereby acknowledged, I, KENNETH A. WALLACE, unmarried, hereby quitclaim and convey to KWI, INC., a Tennessee corporation, its successors and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

BEING Lot No. 138 and the easterly one-half of Lot No. 137 on the Map of Montrose Place as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 138 and the easterly one-half of Lot No. 137 front together 75.0 feet on the southerly side of Montorse Avenue and extend back 166.5 feet on the westerly line and 168.7 feet on the easterly line to an alley, measuring 75.0 feet thereon.

BEING the same property conveyed to Kenneth A. Wallace, unmarried, by deed from DJ Enterprises, a partnership, of record in Book 9494, page 988, Register's Office for Davidson County, Tennessee.

This is improved property known as 1005 Montrose Avenue, Nashville, Tennessee 37204.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 31st day of December, 1996

Kenneth A. Wallace

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 Kenneth A. Wallace, the bargainor(s), 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 this 31st day of December, 1996.

Notary Public

My Commission Expires:

11-22-97

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

026 1164

I Don't Recognize

97 JAN -3 AM 8:24

DAVIDSON COUNTY, TN.

163? 01/03 0101 03CHECK 8.00