BOOK 10312 PG 73

Mail to

This instrument prepared by
John J. Archer, Atty., 300 Jas. Robertson Pky., Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration given for this transfer or the value of the property transferred, whichever is greater, is $185,000.00.

Sworn to and subscribed before me
this 6TH day of ~~December, 1996~~ JANUARY, 1997.
William H. Emerson
Notary Public / My commission expires 7-26-97

Grantee or Grantee's Agent

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL ID
Union Planters Bank of Middle Tennessee, N.A. 401 Union Street Nashville, TN 37219	Same	Map 133 Par 105

2409 01/06 0101 03CHECK 693.50

WARRANTY DEED

For good and valuable consideration paid and received, the Grantors, STEVEN F. WALLACE, a married person, and JAMES D. WALLACE, unmarried, have bargained and sold and by these presents do transfer and convey unto the Grantee, UNION PLANTERS BANK OF MIDDLE TENNESSEE, N.A., its successors and assigns, the following described tract or parcel of land:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of the Wallace Commercial Subdivision, of record in Book 4470, page 163, Register's Office for said County, described as follows:

Beginning at a concrete monument in the southerly margin of Welshwood Drive, the common corner of Lots No. 1 and No. 2 in said Subdivision; thence with said margin of Welshwood Drive, N 76° 51' 50" E a distance of 126.87 feet to a concrete monument, the beginning of a curve to the right; thence with said curve having a radius of 25 feet, southeastwardly a distance of 37.63 feet to a concrete monument in the westerly margin of Nolensville Road; thence with said margin of Nolensville Road, S 16° 47' E a distance of 75.03 feet to a point; thence S 75° 55' 38" W a distance of 150 feet to a point; thence N 16° 53' 47" W a distance of 100.95 feet to the point of beginning.

Being a part of the same property conveyed to James D. Wallace and Steven F. Wallace by deed from Jewell Collier, Trustee under the will of Herbert F. Wallace, of record in Book 8119, page 923, said Register's Office, and a part of the same property devised to said James D. Wallace and Steven F. Wallace under the will of Florence Gertrude Wallace, deceased, whose will is of record in Will Book 167, page 672, Probate Court Clerk's Office for said County.

PROPERTY ADDRESS: The property is improved property known as 4035 Nolensville Road, Nashville, TN 37211.

Said property is conveyed subject to minimum building setback lines, a 10-foot public utility easement, and other matters appearing on the said plan of record in Book 4470, page 163, to the easement granted Southern Bell Telephone & Telegraph Company of record in Book 1298, page 488, said Register's Office, and to the lien of 1996 ad valorem taxes; and subject also to an EASEMENT RESERVED to the Grantors and their successors in title to Lot No. 1 on said plan of Wallace Commercial Subdivision, to construct and maintain a sewer line within the boundaries of the aforesaid 10-foot public utility easement as shown and located on said plan of record in Book 4470, page 163, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever. And the Grantors do covenant with the Grantee that the Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey it, and that the same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

DIANA I. LURIE, the wife of Steven F. Wallace, joins herein and conveys to the Grantee all right, title and interest she may have in said property by reason of the marital relationship or otherwise.

Witness our hands this 3rd day of ~~December~~ January, ~~1996~~ 1997.

Steven F. Wallace
STEVEN F. WALLACE

Diana I. Lurie
DIANA I. LURIE

James D. Wallace
JAMES D. WALLACE

0261879
IDENTIFICATION REFERENCE

97 JAN -6 PM 1:44
IX Z. WILSON CLERK & RECORDER
DAVIDSON COUNTY, TN.

STATE OF MONTANA
COUNTY OF MISSOULA

On this 23rd day of December, 1996, before me personally appeared STEVEN F. WALLACE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. I certify that I am a Notary Public authorized to act and now acting within and for the State and County above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires: 4/16/98

Joan E. McCallum
Notary Public

STATE OF MONTANA
COUNTY OF MISSOULA

On this 23rd day of December, 1996, before me personally appeared DIANA I. LURIE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. I certify that I am a Notary Public authorized to act and now acting within and for the State and County above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires: NOTARY PUBLIC for the State of Montana
Residing at Missoula, Montana
My Commission Expires October 11, 1999

Notary Public

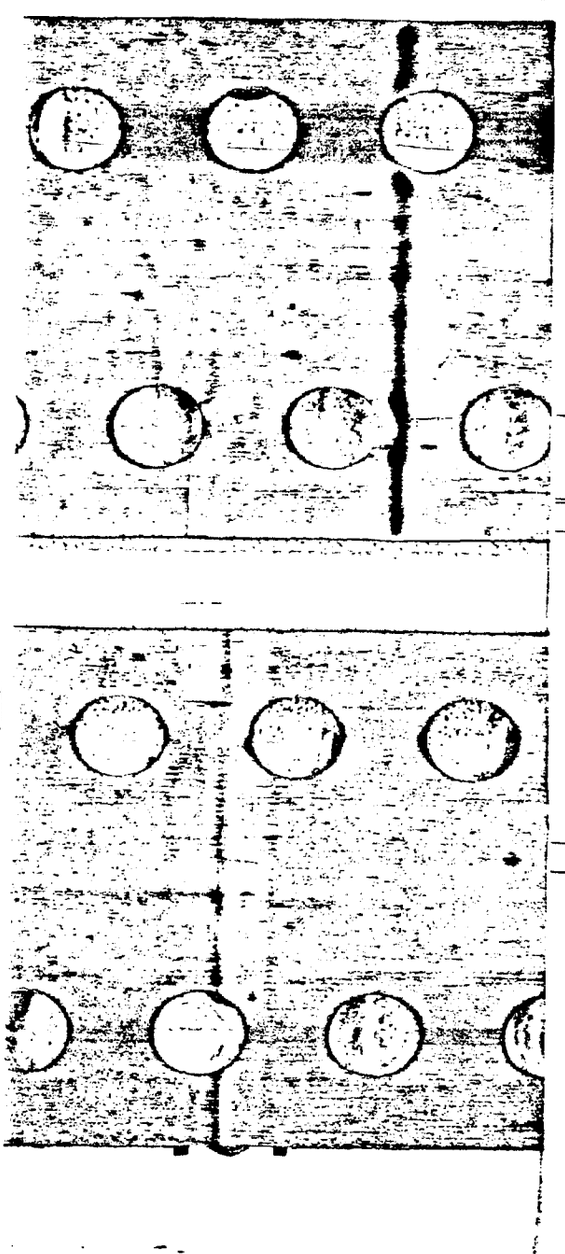
STATE OF WASHINGTON
COUNTY OF KITTITAS

STATE OF WASHINGTON
COUNTY OF KITTITAS

On this 3 day of January, 1997 ~~December, 1996~~, before me personally appeared JAMES D. WALLACE, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. I certify that I am a Notary Public authorized to act and now acting within and for the State and County above mentioned, and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires: 8/9/99

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10312 PG 75

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 185000.00
CON TX 684.50
PRFEE 1.00
WDEED 8.00
TOTAL 693.50
CHECK 693.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/06/97 01 13:45 0001 2409

026 1879
IDENTIF. # REFERENCE

97 JAN -6 PM 1:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1104950