BOOK 10393 PG 51

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 395,000.00

Sara N. Gaines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF March 19 97

CAROL T. BAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires October 9, 1999

Carol T. Baker
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara N. Gaines (NAME)	NEW OWNER (NAME)	113.6-C-57
75 Ravenwood Hills Circle (ADDRESS)	(ADDRESS)	07DA 92631
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Betty Jean Wallace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sara N. Gaines

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, BEING Lot No. 96 on the Plan of Revised Plat Burton Hills, Village of Revenwood, of record in Book 6900, page 363, and amended in Book 7436, page 795, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Wallace Builders, Inc., a Tennessee corporation, by deed from Mertech Realty, L.P., a Tennessee limited partnership, of record in Book 9572, Page 431, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Betty Jean Wallace by quitclaim deed from Wallace Builders, Inc., a Tennessee corporation, of record in Book 9877, page 575, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 363, amended in Book 7463, page 795; restrictions of record in Book 6326, page 588; Declaration of covenants, conditions and restrictions of record in Book 6517, page 522, amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, 7071, page 460, amended in book 7146, page 183; Charter of Burton Hills H.O.A. in Book 6517 page 505, amended in Book 6921, page 217; Charter of Burton Hills Recreational Assoc. in Book 6517, page 511; Open Space Agreement in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and Book 7147, page 416; Charter of Burton Hills Village of Ravenwood Assoc. in Book 7189, page 67; Maximum Square Footage Allocations in Book 7147, page 421, Easement in Book 3702, page 250; all of record in the Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 75 Ravenwood Hills Circle, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Stephen C. Wallace, as spouse of Betty Jean Wallace hereby joins in this conveyance for the purpose of conveying any marital interest he may have in subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of March 19 97

Betty Jean Wallace
Betty Jean Wallace

Stephen C. Wallace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Jean Wallace and husband, Stephen C. Wallace

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of March, 19 97.

Commission expires _____

Notary Public

CAROL J. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires October 6, 2000

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Betty Jean Wallace

TO

Sara N. Gaines

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

97 MAR 25 PM 3:33
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

1972 03/26 0101 03CHECK 1470.50

IDENTIFICATION ONLY

0287512



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10393 PG 53

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

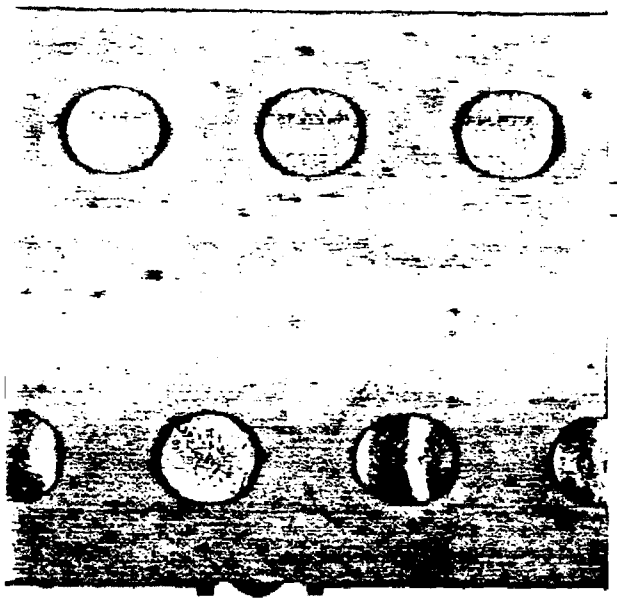
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DRFT

39[illegible].00
CON T 1461.50
PRFEE 1.00
WDEED 8.00
TOTAL 1470.50
CHECK 1470.50

03/26/97 01 15:35 0001 19[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02875[illegible]2

IDENTIFICATION

97 MAR 26 PM 3:33

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1132263