WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 31,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES: September 26, 1998
(AFFIX SEAL)

DAVIDSON NOTARY PUBLIC AT LARGE EXP. McMACKIN COUNTY, TN

Mail
THIS INSTRUMENT WAS PREPARED BY
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
David C. Wallace	DAVID C. WALLACE	MAP 92-13-204
(NAME)	(NAME)	
3902 Nevada Avenue	617 MURFREESBORO ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	NASHVILLE, TN 37210	
(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, James D. Hughey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Wallace and wife, Susie Wallace

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, Tennessee, being the westerly 50 foot of the easterly 100 feet of Block No. 26 on the Map of Charlotte Park 2nd Addition, extended, etc., as of record in Book 421, page 10, Register's Office for said County, described as follows:

BEGINNING in the northerly margin of Nevada Avenue 50 feet west of the northwest corner of Nevada Avenue, formerly 3rd Avenue, and "B" Street or 39th Avenue North; thence with the northerly margin of Nevada Avenue, westwardly 50 feet; thence northwardly parallel with the westerly margin of "B: Street or 39th Avenue North, 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley eastwardly 50 feet; thence wouthwardly 150 feet to the point of beginning.

BEING a part of the same property conveyed to James D. Hughey by deed from Robert J. Smith, unmarried, of record in Book 7450, page 60 in said Register's Office, and by Quitclaim deed from Ronald P. Stroop, Trustee, of record in Book 7732, page 204, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

unimproved ( )
This is improved (X) property, known as 3902 Nevada Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 3rd day of November 19 97

James D. Hughey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Hughey

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 BRENTWOOD, Tennessee, this 3rd day of November 19 97.

Commission expires September 26, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____

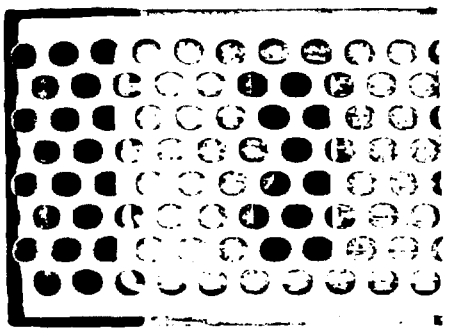
Notary Public

D. W. McMACKIN NOTARY PUBLIC DAVIDSON COUNTY, TN

8308 11/05 0101 03CHECK 125.55

0366760
IDENTIF. & REFERENCE

97 NOV -5 PM 2:32
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10673 PG 443

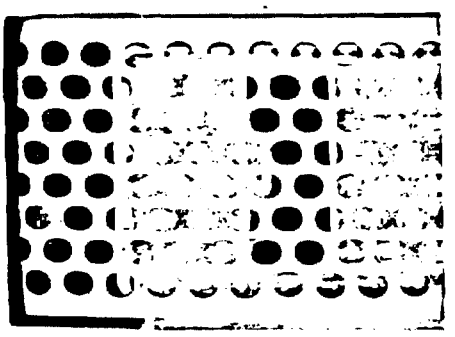
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 31500.00
CON TX 116.55
PRFEE 1.00
WDEED 8.00
TOTAL 125.55
CHECK 125.55

11/05/97 01 14:43 0001 8308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03667760
IDENTIF. A REFERENCE

97 NOV -5 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1217510