WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER
FILE BOX "7"
(36506)

BOOK 10832 PG 345

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hix Gray & Nave, PLLC, 315 Deaderick Street, Ste. 1620, Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon G. Wallace (NAME)	**SunTrust Bank, Nashville, N.A.** (NAME)	MAP 105-5
1500 Villa Place (ADDRESS)	**P.O. Box 305110/7th Floor** (ADDRESS)	PARCEL 54
Nashville, TN 37212 (CITY) (STATE) (ZIP)	**Nashville, TN 37230-5110** (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, Thomas J. Gaffney, Jr. and wife, Pamela E. Gaffney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon G. Wallace, a single person

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 Lot No. 1 on the North 5 feet of Lot No. 2 on the Map of the Subdivision of Lot No. 49 of the O.B. Hayes Rokeby Plan of Lots, as of record in Book 421, page 22, Register's Office for said County.

Said lot and part of said lot adjoin and front 60 feet on the east side of Villa Street and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Thomas J. Gaffney, Jr. and wife, Pamela E. Gaffney, by Warranty Deed from Clinton E. Saffell, Sr., Sarah F. Saffell and Sylvia R. Saffell, of record in Book 10553, page 124, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1998 property taxes which have been prorated and assumed by Grantee, and all matters shown on the Plan of record in Book 421, page 22, Register's Office for Davidson County, Tennessee.

98 MAR 11 AM 9:20

IDENTIF. & REFERENCE

041060S

unimproved ( )
This is improved (X) property, known as 1500 Villa Place, Nashville, TN 37212
(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 our hand s this 9th day of March 19 98

Thomas J. Gaffney, Jr.

Pamela E. Gaffney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10832 PG 346

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas J. Gaffney, Jr. and wife, Pamela E. Gaffney

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 19 98.

Commission expires 11/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

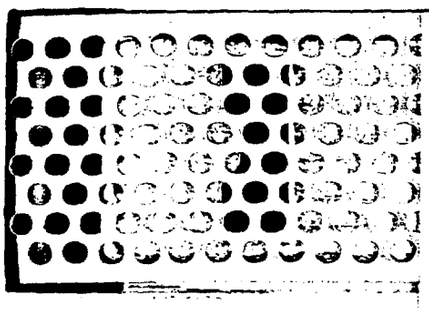
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

3940 03/11 0101 03CHECK 527.00



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

RECEIVED OF _____

FOR _____

BOOK 10832 PG 347

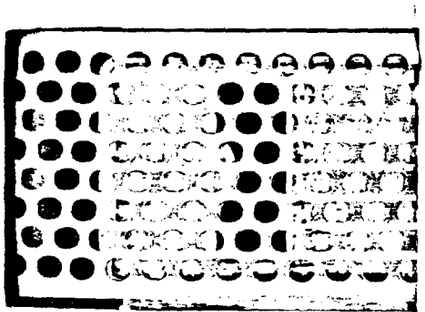
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 140000.00
~~CON TX 518.00~~
~~PRFEE 1.00~~
WDEED 8.00
TOTAL 527.00
CHECK 527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/11/98 01 09:19 0001 3940



0410605
IDENTIF. # REFERENCE
98 MAR 11 AM 9:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1264333