BOOK 10867 PG 734

590489.1

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAP)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
M. Hamilton Wallace, III 209 Evelyn Avenue Nashville, TN 37205	Same	Map 116-10 Parcel 1

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, LALLIE HUDGINGS WALLACE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto M. HAMILTON WALLACE, III ("Grantee"), his heirs and assigns, all of her right, title and interest in and to certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as 209 Evelyn Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

Grantor further covenants and binds herself and her successors in trust to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 1998.

Lallie Hudgings Wallace
LALLIE HUDGINGS WALLACE

0420310
IDENTIFICATION REFERENCE

98 APR -2 AM 10:13

BOOK 10567 PG 735

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, LALLIE HUDGINGS WALLACE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of April, 1998.

J. Kathleen Hollins
Notary Public

My Commission Expires:

9-29-2001

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $148,047.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 1998.

J. Kathleen Hollins
Notary Public

My Commission Expires:

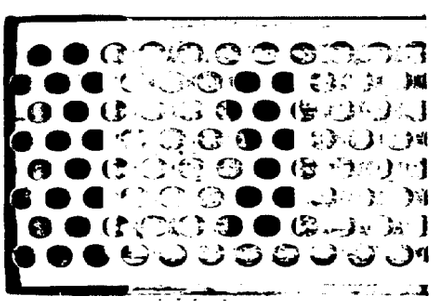
9-29-2001

4474 04/02 0101 03CHECK 560.77

EXHIBIT A

Being lot numbered "six" (6); the easterly twenty-five feet of lot numbered "fifteen" (15), and the westerly part of lot numbered "five" (5) in "DEERFIELD" a subdivision of part of the homeplace of Johnson Bransford and wife, Anna Mary Bransford, a plan of which is of record in Book 547, pages 191 and 192, of the Register's Office for Davidson County, Tennessee. Said lot No. 6 fronts 115 feet on the southerly side of Evelyn Avenue and runs back southerly between lines 261.2 feet on its westerly margin, and 238.6 feet on its easterly margin, to a dead line, measuring 134.3 feet on said rear line. Said part of said lot #15 adjoins said lot No. 6 on the westerly side, and fronts 25 feet on the southerly side of Evelyn Avenue and extends back southerly between lines 226.6 feet to the northerly margin of lot No. 14 in said subdivision, measuring 25 feet on said rear line, - and said part of said lot No. 5 fronts ten feet on the southerly margin of Evelyn Avenue, and extends back southerly between lines, and along the easterly boundary line of said lot No. 6 in said subdivision, 238.6 feet on the westerly margin, and 237 feet, more or less, on the easterly margin to a dead line, and measuring 23 feet on said rear line, - the property herein conveyed fronting together 150 feet on the southerly margin of Evelyn Avenue.

Being the same property conveyed to Grantor, by deed of record in Book 10867, page 730, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10867 PG 737

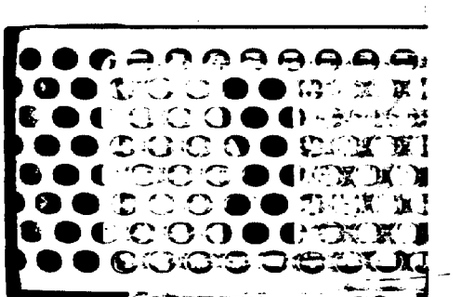
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
148047.00
CON TX 547.77
PRFEE 1.00
WDEED 12.00
TOTAL 560.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 560.77

04/02/98 01 10:15 0001 4474



0420310
IDENTIFICATION REFERENCE

98 APR -2 AM 10:13

REGISTER
DAVIDSON COUNTY, TN.

No. 1274732