BOOK 10933 PG 19

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 118,500.00

James L. Wallace
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 13th day of May 1998

Mitchell A. Watts
Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES L. WALLACE 1212 Woodland Street Nashville, Tennessee 37206	SAME	MAP 83-9 PARCEL 166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 118,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, CHARLES W. ALLISON AND WIFE, RUBY O. ALLISON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES L. WALLACE AND WIFE, TERESA L. 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:

BEING Lot No. 1 on the Plan of East Edgefield Addition as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Charles W. Allison and wife, Ruby O. Allison, by deed from Ronald E. Underwood, Trustee, of record in Book 10247, page 247, Register's Office for Davidson County, Tennessee.

98 MAY 15 AM 10:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0438298
IDENTIF. & REFERENCE

This is improved property known as 1212 Woodland Street, Nashville, Tennessee 37206

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of East Edgefield Addition of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of May, 19 98.

CHARLES W. ALLISON

RUBY O. ALLISON

MITCHELL A. W... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES W. ALLISON AND WIFE, RUBY O. ALLISON, 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 this 13th day of May, 19 98.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

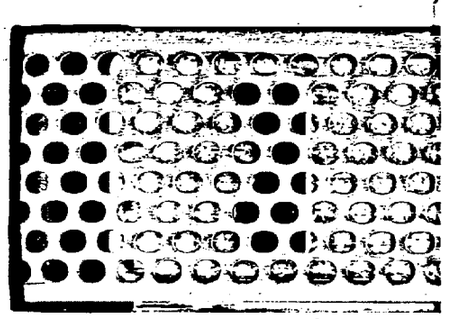
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

7689 05/15 0101 03CHECK 447.45



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

RECEIVED OF _____

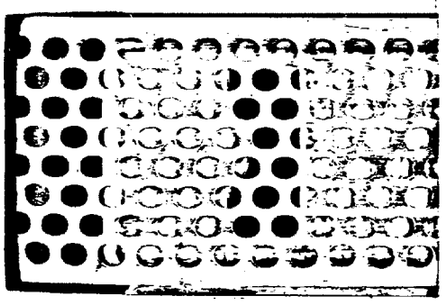
FOR _____ BOOK 10933 PG 21

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 118500.00
CON TX 438.45
PRFEE 1.00
WDEED 8.00
TOTAL 447.45
CHECK 447.45
05/15/98 01 10:16 0001 7699

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0438298
IDENTIF. # REFERENCE

98 MAY 15 AM 10: 16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1293703