THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11598 PAGE 490

The actual consideration or value, whichever is greater, for this transfer is $ 88,000.00

Wayne E. Morris
Affiant

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

Subscribed and sworn to before me, this 29th day of July 1999

Mitchell A. Watts
Notary Public

My Commission Expires: 9. 29. 2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WAYNE E. MORRIS 813 Montrose Avenue Nashville, Tennessee 37204	CAPITAL BANK & TRUST COMPANY 1820 West End Avenue Nashville, Tennessee 37203	MAP 118-1 PARCEL 406

WARRANTY DEED

0040 08/02 0101 03CHECK 336.60

FOR AND IN CONSIDERATION of the sum of EIGHTY EIGHT THOUSAND AND NO/100---------- ---------- ($ 88,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , KENNETH WALLACE, married

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto WAYNE E. MORRIS, UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 11 on the Map of Bransford Realty Company's Montrose Park Subdivision of record in Book 547, page 25, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Montrose Avenue at the corner of Lots Nos. 11 and 12; thence with the southerly margin of said Avenue, eastwardly 60.0 feet to the corner of Lots Nos. 10 and 11; thence with the line between Lots Nos. 10 and 11, southwardly 139 feet 4 inches; thence westwardly 78.0 feet to the line between Lots Nos. 11 and 12; thence with the same, northwardly 148 feet 3 inches to the beginning.

BEING the same property conveyed to Kenneth Wallace, unmarried, by deed from DJ Enterprises, a Tennessee general partnership, of record in Book 9145, page 227, Register's Office for Davidson County, Tennessee; the said Kenneth Wallace having since married.

Sheila Wallace, spouse of Kenneth Wallace, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 813 Montrose Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s a 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 Bransford Realty Company's Montrose Park Subdivision of record in Book 547 , page 25, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of July, 19 99.

KENNETH WALLACE

Sheila Wallace

MITCHELL A. WATTS 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 KENNETH WALLACE and SHEILA WALLACE, the bargainor____, 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 29th day of July, 1999.

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

06186533
IDENTIF. # REFERENCE

99 AUG -2 AM 9:51

WILL BURNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0618653
IDENTIF. ↑ REFERENCE

99 AUG -2 AM 9:51
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11598 PAGE 492

CAMT	88000.00
CON TX	325.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	336.60
CHECK	336.60

08/02/99 01 09:56 0001 0040

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498269