This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

Instr:200001040001038 Page: 1 OF 2
REC'D FOR REC 01/04/2000 3:20:26PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

ADDRESS NEW OWNER:
CONNIE D. WALLACE
507 Keeton Avenue
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
FIRST TRUST MORTGAGE COMPANY
P. O. Box 17257
Memphis, Tennessee 38187-0257

MAP **043-04-0**
PARCEL **026.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DAVID PARK and wife, KIMBERLY A. PARK,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **CONNIE D. WALLACE, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being shown as Tract or Parcel No. 2 on a survey dated September 29, 1968, made by Gary R. Cummings, Surveyor, and according to said survey is described as follows:
>
> Beginning at an iron pin in the Northeasterly margin of Keaton Avenue, said iron pin being located South 47° 00' East 240.63 feet from a monument at the beginning of a curve where said margin intersects with the Southeasterly margin of Hiller Drive; thence with said margin of Keaton Avenue, South 47° 00' East 100.0 feet to an iron pin; thence leaving said margin, North 44° 05' East 439.0 feet to an iron pin; thence North 47° 47' West 100.0 feet to an iron pin; thence South 44° 05' West 437.5 feet to the beginning, containing 1.0 acre, more or less.
>
> Being the same property conveyed to David Park and wife, Kimberly A. Park by Quitclaim Deed from Theron Park and wife, Carolyn L. Park of record in Book 11148, Page 667, Register's Office for Davidson County, Tennessee.

This is improved property known as 507 Keeton Avenue, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

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, her heirs and assigns, forever and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of December, 1999.

DAVID PARK

KIMBERLY A. PARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **DAVID PARK and KIMBERLY A. PARK**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 1999.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of December, 1999.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001