Instr:200008170081444 Page: 1 OF 2
REC'D FOR REC 08/17/2000 10:27:10AM
RECORD FEE: $11.00
ST. TAX: $0.00 T. TAX: $851.00

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Kenneth A. Wallace	New Owner	26B
P.O. Box 40877		MAP:104-16-0
Nashville, Tennessee 37204	Same	
		PARCEL 041.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-06-10213]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Betty Jean Adair Richardson, married,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Kenneth A. Wallace, married,** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

Being Lot No. 48 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 55 feet on the northerly side of Blair Avenue, or boulevard, and runs back northwardly between parallel lines and with the easterly margin of 18th Avenue South, 170 feet to a 15-foot alley.

Being the same property conveyed to Betty Jean Adair Richardson in the Last Will and Testament of Ethel Morris Adair of record in Will Book 77, page 482, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 332, page 117, Register's Office for Davidson County, Tennessee.**
3. **Power of Attorney of record in Book 5495, page 869, Register's Office for Davidson County, Tennessee.**

This is improved property known as 1716 Blair Blvd, Nashville Tennessee 37212.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $230,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[31st day of July 2000.]
[ ]
[Notary Public]
[My Commission Expires: 1-25-2003]

DONALD E. KNIFFEN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

10213

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of July, 2000.

Betty Jean Adair Richardson

Betty Jean Adair Richardson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 31st day of **July** , 2000 , before me personally appeared **Betty Jean Adair Richardson,** to me known to be the person who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2000.

Notary Public

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: 1-25-2003