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STATE OF TENNESSEE)
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 Church Street, Ste 2720
Nashville, Tennessee 37219

The actual consideration for this transfer or value of property (whichever is greater) is $ 35540.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Davidson County DEEDWARR
Recvd: 11/02/00 16:14 5pgs
Fees:23.00 Taxes:131.50
20001102-0109095

Affiant

Sworn to and subscribed before me this 23rd day of ~~September~~ October, 2000

Notary Public

My Commission Expires: 5/29/03

ADDRESS NEW OWNER:
Wallace Investors, LLC
C/O Jack Wallace
110 West Hampton Place
Nashville, Tn 37205

SEND TAX BILL TO:
SAME

MAP 66
PARCELS 8 & 9

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Louise Bullard Wallace Trust B, George Newton Bullard, Jr, and Betty Bullard Stadler hereinafter the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Wallace Investors, LLC, a Tennessee Limited Liability Company, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is unimproved property known as Gowers Island(Tract 1) and a tract of land on Ashland City Highway Nashville, TN (Tract 2) .

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1) City and/or County Taxes for the year 2000 and subsequent years: A lien, not yet due or payable.

If improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603, et seq.

2) Plan of record in Plan Book 2, page 28, Register's Office for Davidson County, Tennessee.

3) Civil Judgment in favor of the United States of America as Petitioner and 23.51 Acres, More or Less, of Land, Situate in Davidson County, Tennessee, and Morgan White, et al as Defendants for a perpetual easement and right to flood said property further described in Instrument of record in Book 2156, page 507, Register's Office for Davidson County, Tennessee.

4) Access Easement and Agreement of record in Instrument #200005160049276, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her heirs, successors, representatives and assigns, forever; GRANTOR(S) does further covenant with said GRANTEE(S) that GRANTOR(S) is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 28th day of September, 2000

GRANTOR(S):
LOUISE BULLARD WALLACE TRUST B

BY: JOHNSON BRANSFORD WALLACE
TITLE: CO-TRUSTEE OF THE LOUISE BULLARD WALLACE TRUST B.

BY: Patrick J Nelson

TITLE: Vice President
FOR BANK OF AMERICA, N.A. (SUCCESSOR IN INTEREST TO COMMERCE UNION BANK OF NASHVILLE, TENNESSEE) CO-TRUSTEE OF THE LOUISE BULLARD WALLACE TRUST B.

George Newton Bullard Jr.
George Newton Bullard, Jr.

Betty Bullard Stadler
Betty Bullard Stadler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared , Johnson Bransford Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the Louise Bullard Wallace Trust B the within named bargainor, and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Louise Bullard Wallard Trust B by himself as such Co-Trustee.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 28th day of September, 2000.

Janet W Duke
Notary Public

My Commission Expires: 3/29/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared , Patrick J. Nelson , Vice President of the Bank of America, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the Louis Bullard Wallace Trust B the within named bargainor, and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Louise Bullard Wallace Trust B by himself as such Co-Trustee.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 14 day of September, 2000.

Mitsy R. Collins
Notary Public

My Commission Expires: 1-25-2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, George Newton Bullard, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of ~~September~~ October, 2000

Mary E. Cason
Notary Public

My Commission Expires: May 30, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Betty Bullard Stadler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of ~~September,~~ October, 2000

Lupe R. Cisneros
Notary Public

My Commission Expires: 5/26/2002

EXHIBIT "A"
PROPERTY DESCRIPTION

Two Tracts of Land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, described as follows:

Tract 1
Being a tract of land known as Gowers Island in the Cumberland River above the mouth of Pond Creek and opposite the mouth of Island Branch; bound on the north, east, south and west by Cumberland River; and containing 40 acres more or less, a plan of said Island is recorded in Plan Book 2, page 28, of the Chancery Court of said County.

Tract 2
Beginning in the center line of Tennessee Highway #12, 877.5 feet westerly from Libble Road and running thence South 9 deg. 30' East 221 feet to the right descending bank of Cumberland River; thence with said river bank South 89 deg. West 75 feet; thence North 79 deg. 30' West 252 feet to the center line of Tennessee Highway #12, thence North 79 deg. 30' West 75 feet to the beginning, containing 0.4 acres, more or less

Said legal description being the same as in the previous deed of record.

Being the same property conveyed to Betty Bullard Stadler, Louise Bullard Wallace and George Newton Bullard, Jr. by deed from Hazel F. White Blanton, Mildred White Tidwell, Thelma White Greer, Helen White Edwards, Glenn White, Denzil White, Everette White and Erline Spencer White of record in Book 4287, page 374, Register's Office for Davidson County, Tennessee. Said Louise Bullard Wallace having since died on or around October 23, 1969, leaving her interest in said property in the Estate of Louise Bullard Wallace per her Last Will and Testament. Also being the same property conveyed to Louise Bullard Wallace Trust B by quitclaim deed from the Estate of Louise Bullard Wallace being recorded simultaneously herewith, said Register's Office.