Davidson County DEEDQC
Recvd: 11/08/01 11:52 3pgs
Fees:17.00 Taxes:0.00
20011108-0122825

QUIT CLAIM DEED

THIS INSTRUMENT was prepared by: E. L. Wallace Properties
7527 Highway 70 South, Nashville, TN 37221

ADDRESS OF NEW OWNER: Elvis L. Wallace, 7527 Highway 70 South, Nashville, TN 37221

SEND TAX BILLS TO: Same

Tax Map 134, Parcels 28&261, in the 2nd Civil District of Davidson County.

FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sara A. Wallace hereinafter called the grantor, have bargained and quitclaimed, and by these presents do transfer and convey unto, Elvis L. Wallace, hereinafter called the grantee his heirs and assigns, all my right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT No. 1:
Improved property being known as 640 Old Ezell Road and more particularly described as follows:

BEGINNING at a point in the southern boundary of Old Ezell Road, the Northeast corner of this Tract No. 1, and the Northwest corner of Tract No. 2, according to the plat dated April 20, 1981, of the Robert Hill Adkerson, et ux, property, recorded in Book 5724, page 748, Register's Office of Davidson County, Tennessee, prepared by McCarron Engineering, Nashville, Tennessee; thence South 01° 15' West 213.61 feet to a point, the Southeast corner of this Tract No. 1, and the Southwest corner of Tract No. 2; thence North 85° 21' 35" West 130.68 feet to a point, the Southwest corner of this Tract No. 1 ; thence North 01° 50' 03" East 205.89 feet to a point in the Southern boundary of Old Ezell Road, the Northwest corner of this Tract No. 1; thence with the Southern boundary of Old Ezell Road South 88° 45' East 128.35 feet to the point of beginning, and being lot No. 1 and containing 0.62 acres.

TRACT No. 2:
Improved property being known as 634 Old Ezell Road and more particularly described as follows:

BEGINNING at a point on the Southern boundary of Old Ezell Road, the Northwest corner of this Tract No. 3, and the Northeast corner of Tract No. 2, according to the plat dated April 20, 1981, of the Robert Hill Adkerson, et ux, property, recorded in Book 5724, Page 748, Register's Office, Davidson County, Tennessee, prepared by McCarron Engineering, Nashville, Tennessee; thence South 01° 15' West 218.14 feet to a point, the Southwest corner of this Tract No.3 and the Southeast corner of Tract No. 2; thence South 85° 21' 35" East 74.03 feet to a point, the Southeast corner of this Tract No. 3; thence North 10° 18' 29" East 225.33 feet to a point in the Southern boundary of Old Ezell Road, the Northeast corner of this Tract No. 3; thence with the Southern boundary of Old Ezell Road North 88° 45' West 109.37 feet to the point of beginning, and being Lot No. 3, and containing 0.46 acres.

Being the same property conveyed to Elvis L. Wallace and wife Sara A. Wallace by Bankruptcy Trustee Deed from Jane B. Forbes, Bankruptcy Trustee, and of record in Book 6791 Page 992, Register's Office of Davidson County, Tennessee.

THIS PROPERTY is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS the hand of the Grantor, this 3RD day of OCT, 2001.

Sara A. Wallace

Sara A. Wallace

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Christy L Brown, a Notary Public in and for said County and State, the within named Sara A Wallace the Grantors, 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 at Franklin, Tennessee, this 3 day of October, ~~19~~ 2001.

Christy L. Brown
Notary Public

CHRISTY L. BROWN NOTARY PUBLIC AT LARGE BEDFORD CO. TENN.

My Commission Expires: 10/17/04

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $-0-.

Elvis L. Wallace
Affiant

Subscribed and sworn to before me this 8th day of November, ~~19~~ 2001.

L. Chandler Dep Reg
~~Notary Public~~

~~My Commission Expires:~~ _____