Davidson County DEEDQC
Recvd: 01/17/03 09:19 3pgs
Fees:18.00 Taxes:333.00
20030117-0007311

PREPARED BY:

LAW OFFICES OF GEORGE H. CATE, JR.
95 WHITE BRIDGE ROAD, SUITE 503, CAVALIER BUILDING
NASHVILLE, TN 37205
(615) 352-8677 - (615) 352-8717 (fax)

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map and Parcel Numbers:
Randel E. Wallace	Same	Map: 127-12
95 White Bridge Rd. #308		Parcel: 8
Nashville, TN 37205		

PROPERTY DESCRIPTION: 1020 Harpeth Valley Court, Nashville, TN 37221

RECITALS:

Derivation of title to the property herein conveyed is described as follows:

1. Improved property consisting of a house and lot generally described as 1020 Harpeth Valley Court, Nashville, TN 37221 was conveyed to Randel E. Wallace and wife, Carolyn V. Lewis Wallace by deed from Sun Banks, Inc., of record in Book 7792, page 734, Register's Office for Davidson County, Tennessee.

2. Randel E. Wallace and wife, Carolyn V. Lewis Wallace, executed a deed of trust to secure an indebtedness to First Tennessee Bank National Association, of record in Book 9777, page 610, and re-recorded in Book 1007, page 176, Register's Office for Davidson County, Tennessee.

3. Randel E. Wallace and Carolyn V. Lewis Wallace were divorced on the 3rd day of October, 1997. The Final Decree of Divorce entered in Case No: 96D-248 by the Second Circuit Court for Davidson County, Tennessee, provided that Randel E. Wallace should execute a quitclaim deed divesting all of his interest in the marital property to Carolyn V. Lewis Wallace.

4. On the 7th day of September, 1999 Randel E. Wallace conveyed all of his right, title and interest in the property to Carolyn V. Lewis (formerly Carolyn V. Lewis Wallace) by quitclaim deed of record in Book 11651, page 659, Register's Office for Davidson County, Tennessee.

5. Carolyn V. Lewis died in Davidson County, Tennessee, on the 5th day of September, 2001. She died intestate, and her estate is under administration in the Seventh Circuit Court for Davidson County, Tennessee under Docket No: 01P-1408. Her daughter, Erica Kristine Wallace, (the grantor herein) is the sole heir-at-law of Carolyn V. Lewis.

6. It is the intention of the grantor, Erica Kristine Wallace, to transfer all of her right, title and interest in the property herein described to her father, Randel E. Wallace.

TRANSFER OF PROPERTY

In consideration of the sum of Ninety Thousand Dollars ($90,000.00), the receipt of which is hereby acknowledged, Erica Kristine Wallace hereby quitclaims, transfers and conveys to Randel E. Wallace, an unmarried individual, all of her right, title and interest in improved property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Bellevue Manor Subdivision, as of record in Book 3600, pages 32 and 33, Register's Office for said County.
>
> Said Lot No. 13 fronts 50 feet on the northeasterly side of a turnaround of Harpeth Valley Court and runs back between lines 294.49 feet on the southeasterly line and 618.73 feet on the northwesterly line, to a dead line in the rear, on which it measures 542.95 feet.
>
> Being the same property conveyed to Carolyn V. Lewis (formerly Carolyn V. Lewis Wallace) by quitclaim deed from Randel E. Wallace of record in Book 11651, page 659, Register's Office for Davidson County, Tennessee. The said Carolyn V. Lewis is since deceased, survived by Erica Kristine Wallace as her sole heir-at-law.
>
> This conveyance is made subject to an outstanding deed of trust of Record in Book 9777, page 610, and re-recorded in Book 10007, page 176 said Register's Office, which is assumed by the grantee.

This is improved property known as: 1020 Harpeth Valley Court, Nashville, TN 37221

In witness whereof, Erica Kristine Wallace, the GRANTOR has executed this quitclaim deed on this 15th day of January, 2003.

Erica K Wallace

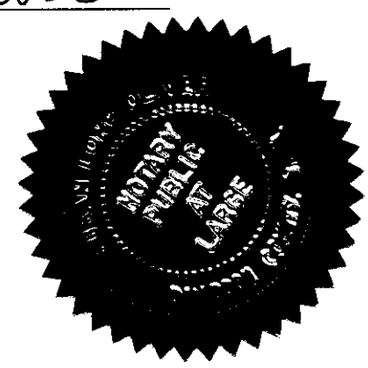
Erica Kristine Wallace

State of Tennessee)
County of Davidson)

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, Erica Kristine Wallace, the Bargainor, 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 and official seal at Nashville, Tennessee, on this 15th day of January, 2003.

Susan Long Oliver
Notary Public



My Commission Expires: 9-30-06

State of Tennessee)
County of Davidson)

The undersigned, being first duly sworn, makes oath that the consideration for this quitclaim deed is $90,000.00.

Kandel E. Wallace
Affiant

Sworn to and subscribed before me this 15th day of January, 2003.

Susan Long Oliver
Notary Public



My Commission Expires: 9-30-06