Davidson County DEEDQC
Recvd: 04/30/04 09:20 3pgs
Fees:17.00 Taxes:0.00
20040430-0049081

PREPARED BY AND RETURN TO:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carl L. Wallace and wife, Heidi L. Wallace 747 Pine Hill Lane Nashville, TN 37221	New Owner
TAX MAP - PARCEL NUMBERS: 154-43.00	

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, we, **JOSEPH N. WALLACE, married and CARL L. WALLACE, married,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **CARL L. WALLACE AND WIFE, HEIDI L. WALLACE,** their heirs and assigns, all of our right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

See Exhibit "A"

Being the same property conveyed unto Joseph N. Wallace and Carl L. Wallace, tenants in common, by Quitclaim Deed from James C. Vance, Trustee, dated June 9, 1993, of record in Book 8976, page 531, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed unto James C. Vance, Trustee, by Quitclaim Deed from Judy C. Roberts, dated June 9, 1993, of record in Book 8976, page 531, Register's Office for Davidson County, Tennessee.

This property commonly known as: **8776 Griffith Road, Nashville, TN 37221**

WITNESS MY HAND on this the 28th day of April, 2004.

Joseph N. Wallace
JOSEPH N. WALLACE

Sue T. Wallace
SUE T. WALLACE

Carl L. Wallace
CARL L. WALLACE

STATE OF TENNESSEE COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, JOSEPH N. WALLACE and wife, SUE T. WALLACE and CARL L. WALLACE, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28 day of April, 2004.

My commission expires:
MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Carrie E. Hughes
Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28 day of April, 2004.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 28 day of April, 2004.

My commission expires:

MY COMMISSION EXPIRES
AUGUST 22, 2005

Notary Public (Seal)

CARRIE E. HUGHES
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENNESSEE

EXHIBIT "A"

Being a parcel of land in the 9th Civil District of Davidson County, Tennessee, said parcel being the same property conveyed to James Willis Roberts and wife, Judy C. Roberts, by Trustee's Deed of September 17, 1974, of record in Book 4922, page 905, Register's Office of Davidson County, Tennessee, described according to a survey of Jack R. Underwood, Surveyor, dated March 7, 1970, as follows:

Beginning at an iron pin in the westerly margin of Griffith Road in the northerly line of the property owned by Gentry; thence with the margin of said Road, along a curve, northwardly 408.21 feet to an iron pin; thence north 7 degrees 30' west 136 feet to an iron pin; thence leaving said Road, north 87 degrees west 500 feet to a stake; thence south 3 degrees west 480 feet to a stake; thence south 87 degrees east and along Gentry's line, 727.71 feet to a point of beginning, containing 6.25 acres, more or less.

INCLUDED IN THE ORIGINAL CONVEYANCE BUT EXCLUDED FROM THIS CONVEYANCE is 2.5 acres of land, more or less.

Beginning at an iron pin the westerly margin of Griffith Road in the southerly line of the property owned by Wallace and in the northerly line of the property conveyed to us by Ziegler, Trustee; thence North 87 deg. West 500 feet to a stake; thence South 3 deg. West 480 feet to a stake; thence South 87 deg. East and along Gentry's line, 210 feet to a point; thence North 7 deg. 27' West 368 feet to a point; thence North 82 deg. 36' East 300 feet to a point; thence with the margin of said Griffith Road North 16 deg. 36' West 102 feet to a point of beginning, containing 2.5 acres, more or less.