THIS INSTRUMENT PREPARED BY:
JOHN C. HESS, ATTORNEY NO. 002412
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Hermitage, Tennessee 37076
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Davidson County DEEDQC
Recvd: 10/08/04 10:53 2pgs
Fees:12.00 Taxes:0.00
20041008-0121877

# QUIT CLAIM DEED

| NEW OWNERS: | SEND TAX BILL TO: | MAP/PARCEL: |
|---|---|---|
| THOMAS B. WALLACE<br>JOSEPH B. WALLACE<br>4440 BATON ROUGE DRIVE<br>HERMITAGE, TN 37076 | SAME | 75-7133 |

For and in consideration of love and affection and for one dollar cash ($1.00) THOMAS B. WALLACE (Grantor), by these presents, does hereby transfer and convey his entire interest unto THOMAS B. WALLACE and JOSEPH B. WALLACE, (Grantees), their successors, heirs and assigns, as undivided tenants in common, with right of survivorship, that certain parcel or tract of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot Number 178 on the Plan of Tulip Grove Subdivision, Section 4, as of record in Book 4175, Page 12, Register's Office for Davbidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Thomas B. Wallace by Quitclaim Deed from Larry L. Roberts, Trustee, of record in Book 7570, Page 387, Register's Office for Davidson County, Tennessee.

Thomas B. Wallace and Joseph B. Wallace are father and son, respectively.

This is improved property known as 4440 Baton Rouge Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all prior encumbrances, covenants, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the property.

Grantor hereby conveys said real estate, with appurtenances, estate, title and interest to the said Grantees, their successors, heirs and assigns, insofar as the Grantor may convey said title, but no further or greater.

Witness my hand this 1st day of October, 2004.

Thomas B. Wallace
THOMAS B. WALLACE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public in and for said County and State, Thomas B. Wallace, with whom I am personally acquainted, or who proved himself to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 1st day October, 2004.

NOTARY PUBLIC
My commission expires 2-28-2006

JOHN C. HESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Joseph Brent Wallace

SWORN TO AND SUBSCRIBED before me this 1st day of October, 2004.

NOTARY PUBLIC
My commission expires 2-28-2006

JOHN C. HESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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