Davidson County DEEDWARR
Recvd: 11/15/04 14:50 2pgs
Fees:13.00 Taxes:111.00

20041115-0136961

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
William G. Wallis, Sr. and	New Owners	Map 93-16
Ruth W. Wallis		Parcel 413
5209 Lake Court		
Brentwood, TN 37027		12123 26b

This instrument prepared by : Robert J. Notestine III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mary V. Rickles, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **William G. Wallis, Sr. and wife, Ruth W. Wallis** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A triangular lot situated at the intersection of Robertson and Donelson Streets and Meredith Avenue as shown on the Plan of the Hermitage Addition, of record in Book 57, page 43, Register's Office for Davidson Cuonty, Tennessee, described as follows:

Beginning at the southeast corner of Robertson and Donelson Street; running thence easterly with the southerly margin of Robertson Street 87 feet to the northwesterly margin of Meredith Avenue; thence with the northwesterly margin of said Avenue, 111 feet to the easterly margin of Donelson Street; thence northerly with the easterly margin of said Street, 69.1 feet to the beginning.

Being part of the same property conveyed to Mary V. Rickles, by deed of record in Instrument Number 20030415-0049755, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 57, page 43, said Register's Office.

This is improved property commonly known as 49 Donelson Street, Nashville, Tennessee 37210.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $30,000.00.

William G. Wallis
Affiant

Subscribed and sworn to before me this 12th day of November, 2004.

Notary Public

ROBERT JOHN NOTESTINE TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 9-24-2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of November, 2004.

Mary V. Rickles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of November, 2004, before me personally appeared the undersigned, a Notary Public in and for said County and State, the within named Mary V. Rickles, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of November, 2004.

Notary Public

ROBERT JOHN NOTEBOOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9-24-2005