Davidson County DEEDWARR
Recvd: 11/29/04 13:22 2pgs
Fees:13.00 Taxes:628.63

20041129-0141556

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$169,900.00**

Deborah Labla
Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2004.

Linda J. Norvell
Notary Public

My commission expires: 10-3-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John W. Wallace	New Owner	**127-052.00**
8044 Highway 70 South		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nannie Elizabeth Suggs, as widow of William H. Suggs, Brenda S. Newman, as heir of William H. Suggs, Patricia Ann Stinson, as heir of William H. Suggs, and John Henderson Suggs, as heir of William H. Suggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John W. Wallace, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee described according to a survey made by S.H. Hutchison, Surveyor, March 10, 1954 as follows:

Beginning at a point in the center of the Old Buffalo Road at the northeast corner of the property conveyed to W.J. McPherson and wife, by deed from Ed Hows, et al., of record in Book 1079, Page 236, Register's Office for said County; thence with the center of said road, south 70 degrees east 157.5 feet to an iron stake; thence south 45 degrees west 402 feet to the center of the US Highway 70; thence with the center of said highway, north 56 degrees west 150 feet to the eastern boundary line of said McPherson property; thence with the eastern boundary line of said McPherson property north 45 degrees ease 365 feet to the beginning, containing 1.30 acres, more or less.

Being the same property conveyed to William H. Suggs and wife, Billie Hunt Suggs by deed dated March 22, 1954 from Agnes Hows Archey of record in Book 2272, Page 521, Register's Office for Davidson County, Tennessee. The said Billie Hunt Suggs having predeceased William H. Suggs and the said William H. Suggs having remarried to Nannie Elizabeth Riggs n/k/a Nannie Elizabeth Suggs. The said William H. Suggs having since died, the property was vested to Nannie Elizabeth Suggs, his wife and Brenda Newman, Patricia Stinson and John Suggs, his sole surviving children by Will dated July 31, 1999 currently under Probate in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, Case No. 04P1614.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

Robert Wayne Newman joins in this conveyance for the purpose of relinquishing any and all right, title or interest he may have in the subject property as spouse of Brenda S. Newman.

This is improved (_X_) Unimproved (____) property, known as **8044 Highway 70 South, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 22nd day of November, 2004.

Nannie Elizabeth Suggs

Nannie Elizabeth Suggs

Brenda S. Newman

Brenda S. Newman

Patricia Ann Stinson

Patricia Ann Stinson

John Henderson Suggs

John Henderson Suggs

Robert Wayne Newman

Robert Wayne Newman

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Nannie Elizabeth Suggs and Brenda S. Newman and Patricia Ann Stinson and John Henderson Suggs and Robert Wayne Newman**, the bargainor(s) 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, at office, this **22nd** day of **November, 2004.**

Linda J. Norvell

Notary Public

My Commission Expires: 10-3-06

