WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable consideration, this day cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, Scotty Wallace, a single person, the undersigned grantor, have this day bargained and sold and do hereby transfer and convey unto grantee, Betty D. Wallace, a single person, the following described tract or parcel of real estate, together with all the tenements, hereditaments and appurtenances to the same belonging, lying and being Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Bell Forge Village Section IV, Second Revision of record in Plat Book 6250, page 201, Register's Office for said County, to which reference is made for a more complete description.

Source of Title: Book 10806, page 960 in Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

TO HAVE AND TO HOLD said above described real estate unto the said grantee, Pamela Ann Bowman, and unto her heirs and assigns forever.

I COVENANT with the said grantee that I am lawfully seized and possessed of the above described real estate, that I have a good and perfect right to sell and convey the same, and that the same is free, clear and unencumbered save and except as set out herein.

I FURTHER COVENANT with the said grantee, and bind myself, my heirs and personal representatives to forever warrant and defend the title to the above described real estate against the lawful claims and demands of all persons whomsoever save and except as set out herein.

POSSESSION of the above described real property will be given with the delivery of this deed.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of July, 2010.

BILL GARRETT, Davidson County
Trans:T20100082141 DEEDWARR
Recvd: 12/30/10 09:32 2 pgs
Fees:13.00 Taxes:355.20
20101230-0103793

Scotty Wallace

STATE OF TENNESSEE
COUNTY OF LINCOLN

Personally appeared before me, the undersigned Notary Public, Scotty Wallace, the within named bargainor, 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 and seal, at office in said county and state aforesaid, on this the 29th day of July, 2010.

Notary Public

WILLIAM E. SIMMS
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY

My commission expires: 10-28-2013

Name and address of property owners:
Send Tax Bills to:

Betty D. Wallace
107 Beech Forge Dr.
Antioch, TN 37013

Tax Map-Parcel-Numbers 163-11B-56

This instrument prepared by:
William E. Simms, Attorney at Law
104 N. Main Ave.
Fayetteville, TN 37334
(931) 433-1044
on information provided by grantor.
No title search ordered or performed
Record immediately upon execution.

STATE OF TENNESSEE
COUNTY OF LINCOLN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $96,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Betty D Wallace
Affiant

Sworn to and subscribed before me this the 30th day of December, 2010.

Notary Public
Deputy Register

My commission expires: _____

827wallace deed