File Book 10

This deed prepared by: (CN) Randolph H. Schneider, Attorney at Law, 1760 The Exchange, Suite 200 A, Atlanta, Georgia 30339

SAFECO TITLE INSURANCE COMPANY

"LIMITED" BOOK 5942 PAGE 948

WARRANTY DEED

FILE NO. ERS# 2940-80-0024
AE# 1226

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 14th day of August, 19 82, between

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, A NEW YORK CORPORATION

of the County of New York, and State of New York as party or parties of the first part, hereinafter called Grantor, and

JAMES W. WELLS AND WIFE, BELINDA F. WELLS,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 27 on the Plan of Duckworth Addition to Nashville, of record in Book 57, Page 83, Register's Office, Davidson County, Tennessee.

Subject to easements or restrictions of record, if any.

SAID Lot No. 27 fronts 50 feet on the easterly margin of 11th Avenue South, formerly Berlie Avenue, and extends back between parallel lines 180 feet to an alley in the rear.

BEING the same property conveyed to The Equitable Life Assurance Society of the United States, a New York Corporation, by deed from Frank J. Potter and Kathryn W. Potter, husband and wife, of record in Book 5806, page 821, Register's Office for Davidson County, Tennessee.

AND the Grantor covenants and agrees to and with Grantees, that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the Grantor will WARRANT AND DEFEND the above described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

Address of Grantee	Mail Tax Notice to	Map Parcel No.
James W. Wells and wife, Belinda F. Wells 2210 11th Avenue South Nashville, TN 37204	Tennessee Housing Dev. Agency c/o National Mortgage Company 4041 Knight Arnold Road Memphis, TN 38118	105-13-237 22W-21620

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

H 10435

IDENTIF. REFERENCE

SEP 29 8 58 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BY: Dwight N. Crawford
Dwight N. Crawford
Assistant Vice President

ATTEST: Doris F. Liebetruth
Doris Liebetruth
Assistant Secretary

BOOK 5942 PAGE 949

STATE OF NEW YORK
COUNTY OF Nassau

Before me, Shirley R. Karnes, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Dwight N. Crawford and Doris F. Liebetruth, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the Assistant Vice President and Assistant Secretary respectively of THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, the within named bargainor, a corporation, and that they, as such Assistant Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Assistant Vice President and Assistant Secretary.

IN WITNESS WHEREOF I have hereunto set my hand and notarial seal.

This 14th day of August 1982.

Shirley R. Karnes
Notary Public

SHIRLEY R. KARNES
NOTARY PUBLIC, State of New York
No. 30-2037260
Qualified in Nassau County
Commission Expires March 30, 1983

My Commission expires:

3/30/83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 27,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James W. Weller

Subscribed and sworn to before me on this the 24th day of September, 1982.

Catherine L. Steen
Notary Public

My Commission Expires:

7-17-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5942 PAGE 950

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

27500.00- CO
71.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 78.00-
1345A09/29/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 0 4 3 5

IDENTIF. T REFERENCE

SEP 29 8 58 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 902126