INSTRUMENT TO REPLACE LOST DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO	MAP AND PARCEL NUMBERS
Margie L. Williams	Same	Map. 83-13
P.O. Box 60354		Par. 90
Nashville, Tennessee. 37206		18W-13130

For and in consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee and other good and valuable considerations the receipt which is hereby acknowledged, I the undersigned, Marie Wells Dye hereby make the following statements:

That I am one of the parties named in the affidavit attached to this instrument as Exhibit A having been the daughter and one of the heirs at law of Annie G. Wells.

That Carl Thomas Wells and Lois Lorene Wells Davis were the only other heirs at law of my deceased mother, Annie G. Wells and that the three of us executed a conveyance of the property hereinafter described by Deed dated January 14, 1967 to James K. Wall and wife, Sarah Wall. That we are now advised that the property was conveyed by James K. Wall and wife, Sarah Wall to Walter B. Williams and wife, Margie L. Williams of record in book 4745, page 989, Register's Office of Davidson County, Tennessee and that the said Walter B. Williams has since died.

That I am further advised that the Deed executed by myself, my brother and sister was for reasons unknown to the surviving parties never placed of record and therefore does not appear in the public records of the Registers Office of Davidson County, Tennessee and the present owner, Margie L. Williams, acting through her agents, has requested that in order to clear this title defect that I execute this instrument to replace the Deed having been lost.

That in the intervening period my brother, Carl Thomas Wells, has since died, having died unmarried and without issue and having left as his sole heirs at law myself and my sister, Lois Lorene Wells Davis. That Lois Lorene Wells Davis also died without issue and unmarried leaving me as her sole heir at law and therefore I am the only person entitled to claim any interest in the property hereinafter conveyed as an heir at law of Annie G. Wells or as an heir at law of Lois Lorene Wells Davis or of Carl Thomas Wells.

For and in consideration of the payments made at the time of the original conveyance to James K. Wall and wife, Sarah Wall and in order to carry out the original understanding and intent of the parties, I, Marie Wells Dye, hereinafter called the Grantor, do hereby bargain and sell and by these presents do transfer and convey unto Margie L. Williams hereinafter called Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee described, as follows:

LAND in Davidson County, Tennessee being lot number 6 on the Plan of Hanner's Subdivision, record in Plat Book 2, page 43, in the Chancery Court Clerks office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the westerly margin South 11th Street (or Smith Street) and extends back between parallel lines 200 feet to an alley.

Being the same property having been conveyed to Annie G. Wells by deed from Lou Barrertt and husband, Noel J. Barrertt of record in book 2808 page 395, Register's Office for Davidson County, Tennessee.

This is improved property known as 308 South 11th Street, Nashville, Tennessee.

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~~The undersigned~~ _____ ~~being the husband of Marie Wells Dye joins in this conveyance for the purpose of conveying any right, title, and interest he might have in and to said property by reason of his marital status.~~

To have and hold the said tract or parcel with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her heirs and assigns forever; and we do covenant with the said grantee that we were lawfully seized and possessed of the said land in the simple, have a good right to convey it, and at the same is unencumbered by the undersigned, and that we do further covenant bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand this the 10th day of ~~June~~ August 1984.

Marie Wells Dye
Marie Wells Dye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public and said county, Marie Wells Dye ~~and husband,~~ the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the parties herein named, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 10th day of August, 1984.

Oneida Gordon
NOTARY PUBLIC

My commission expires:
My Commission Expires April 17, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 6,250.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 1984
Deputy Register

RUSH

I 4 3 2 4 3

IDENTIF. REFERENCE

AUG 15 2 49 PM '84

FELIX A. ROLLINS, REGISTER
DAVIDSON COUNTY, TN

08/15 85.62- CHECK

2440

Exhibit A

AFFIDAVIT

Guaranty Title Co.
G. 192145
4-5

State of Tennessee

County of Davidson

BOOK 6360 PAGE 275

Lois Lorene Wells Davis, being first duly sworn on ~~h~~ her oath states that she is a person of lawful age; that she is and has been for 25 years last past a resident of Davidson County, state of Tennessee and further deposes and states:

1. That she is the oldest child of Mrs. Annie G. Wells (Annie Gertrude Keltnor Wells), Deceased, and that she is 55 years, having been born in Lynnville, Giles County, Tennessee, on December 9, 1911.

2. That her Mother, the said Annie G. Wells, died in Nashville, Davidson County, Tennessee, on October 22, 1966, and left no will.

3. That her brother, Carl Thomas Wells, was born in Decatur, Morgan County, Alabama, on October 25, 1913, being now 53 years of age and unmarried.

4. That her sister, Marie Wells Dye, was born in Decatur, Morgan County, Alabama, on June 17, 1919, being now 47 years of age and married.

5. That she and her brother and sister are the only surviving heirs-at-law of their deceased Mother, Annie G. Wells.

6. That the Estate of the said Mrs. Annie G. Wells is not liable for any Inheritance Tax to the State of Tennessee and that there are no debts due against the Estate of her Mother.

Signed Lois Lorene Wells Davis

Subscribed and sworn to before me this 14th day of January, A.D., 19 67.

L.O. Hardaway
L.O. Hardaway Notary Public

My Commission Expires October 25, 1967

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6360 PAGE 276

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6250.00- CAMT.	
			16.12 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	25.62-
2440A08/15/84			CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-4.3.2.4.3

IDENTIF. REFERENCE

AUG 15 2 49 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0061218