THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:

A. J. Wells
5540 Hillview Drive
Brentwood, TN. 37027

SEND TAX BILLS TO:

Glacier Lakes Mortgage, Inc.
P.O. Box 385
Brookfield, WI 53005

MAP-PARCEL NUMBERS:

OH 16954
MAP 160-9
PARCEL 32

WARRANTY DEED BOOK 6449 PAGE 810

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES L. BROWN and wife, BARBARA J. BROWN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto A. J. WELLS and wife, PATSY L. WELLS hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 42 on the plan of Section Three, Oak Hill Estates, of record in Book 4860, pages 3, 4 and 5, Register's Office for said County.

SAID Lot No. 42 fronts 153.92 feet on the easterly margin of Hillview Drive and extends back 268.19 feet on the northerly line and 345.35 feet on the southerly line to a dead line in the rear, measuring 219.40 feet thereon.

BEING the same property conveyed to James L. Brown and wife, Barbara J. Brown by deed from J. E. Adams, of record in Book 5755, page 672, and corrected in Book 5777, page 103, all in Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5010, page 245, said Register's Office, and to the matters set forth in the above referenced plan of record.

THIS instrument is being executed on behalf of James L. Brown by Barbara Jane Brown as his Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument.

JAMES L. BROWN, JAMES LLOYD BROWN, SR. and JAMES L. BROWN, SR. are one and the same person.

This is (un)improved property, known as 5540 Hillview Drive, Brentwood, TN. 37027.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14th day of December, 19 84

James L. Brown
BY: Barbara Jane Brown, Attorney in Fact

Barbara J. Brown
Barbara J. Brown

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of December, 19 84, before me personally appeared Barbara J. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE OF TENN.

My Commission Expires: Nov 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6449 PAGE 811

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 166,350.00.

A J Wells
Affiant

Subscribed and sworn to before me, this the 14th day of December, 1984.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Jane Brown with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of James L. Brown as his Attorney in Fact as the free act and deed of the within named James L. Brown.

Witness my hand and official seal at Nashville, TN. this the 14th day of December, 1984.

Christy Wilkins Ivey
Notary Public

My Commission expires:
Nov 1, 1987

1.70 4.99

IDENTIF. REFERENCE

Dec 17 12 01 PM '84

FILED & RECORDED WILSON CO. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
James L. Brown, et ux

to:
A. J. Wells, et ux

Return to:
cg
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6449 PAGE 812

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

166350.CO- CAMT.
432.38 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 438.88-
5872A12/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7.0 4.9 9.

IDENTIF. REFERENCE

Dec 17 12 03 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93686