File Box 43

BOOK 6476 PAGE 960

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,900.00

Sarah J. Garrard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 1984

Notary Public

MY COMMISSION EXPIRES 4-20-86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Sarah J. Garrard	Dominion Bancshares Mtg. Corp.	150-3
(NAME) 3510 New Windsor Ct.	(NAME) P. O. Box 158541	160
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tn. 37013	(STREET ADDRESS) Nashville, Tn. 37215	2D 44100
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles S. Wells, Jr., and wife, John Elizabeth C. Wells, who joins in this conveyance to convey whatever right, title or interest she may have in subject property

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah J. Garrard, unmarried

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 Davidson County, Tennessee, being Lot No. 45A on the Plan of Chelsea of Priest Lake, Section One-B, Zone Lot Division of Lots 43 through 47 of record in Book 6250, page 264, Register's Office for Davidson County, Tennessee.

Said Lot No. 45A fronts 15 feet on the southerly margin of Windsor Court and extends back 133.16 feet on the easterly line and 121.18 feet on the westerly line to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to Charles S. Wells, Jr., by deed from Philhall Corporation of record in Book 6470, page 277, Register's Office for Davidson County, Tennessee, and as re-recorded in Book 6474, Page 119, said Register's Office.
This conveyance is subject to any and all existing restrictions and easements of record.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6470, Page 280, said Register's Office, payable according to the terms and conditions therein, and as re-recorded in Book 6474, Page 121, Register's Office for Davidson County, Tennessee.

CHECK ONE: This is improved (X) unimproved ( ) property, known as 3510 New Windsor Court, Antioch, Tenn. 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is 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 GRANTEES, their 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 our hand s this 28th day of December, 19 84

X Charles S. Wells, Jr.

X John Elizabeth C. Wells

4505 Rev. 01/17 15 1-84

BOOK 6176 PAGE 961

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles S. Wells, Jr., and wife, John Elizabeth C. Wells

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 19 84

Commission expires 4/20/86

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Charles S. Wells, Jr. et ux

TO
Sarah J. Garrard

IDENTIF. REFERENCE

I. 7. 7. 5. 7. 2

JAN 17 4 05 PM '85

DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____ BOOK 6476 PAGE 962

FOR _____

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

55900.00- CAMT.
145.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 151.84-
4605A01/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. 7. 7. 5. 7. 2.

IDENTIF. REFERENCE

JAN 17 4 05 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102099