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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Paul David Wells 315 54th Ave. N. Nashville, TN. 37209	Third National Mortgage Co. P.O. Box 2628 Nashville, TN. 37219	MAP 91-14 PARCEL 241 12W-7494

WARRANTY DEED

BOOK 6504 PAGE 859

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, LOIS MARIE HAMM, VIRGINIA DARE ROBERTS, JEWEL MAXIME KELLEY and JOHN ROBERT MAYS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Paul David Wells and wife, Melissa A. 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, described as follows:

BEGINNING on the westerly margin of 54th Avenue North, formerly Richland Avenue, at the northeast corner of the property conveyed to James A. Cartwright and wife, by deed from G. M. Craddock and wife, of record in Book 1517, page 36, Register's Office for said County; thence with said Avenue, northwardly 50 feet; thence South 74-1/2° West 200 feet; thence southwardly 50 feet to the northwest corner of said Cartwright property; thence with the northerly line of said Cartwright property, eastwardly 200 feet to the beginning.

BEING the same property conveyed to Nannie Ruth Wilson, married but an individual by deed from George H. Kirby and wife, Maggie Mai Kirby of record in Book 4637, page 996, said Register's Office. Nannie Ruth Wilson has since died and divised said property to Lois Marie Hamm, Virginia Dare Roberts, Jewell Maxime Kelley and John Robert Mays by will of record in Will Book 148, page 580, Probate Court Clerk's Office for Davidson County, Tennessee.

This is (un)improved property, known as 315 54th Avenue, North, Nashville, TN. 37209.

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 4th day of March, 19 85.

Lois Marie Hamm — Virginia Dare Roberts — Jewel Maxime Kelley — John Robert Mays

Lois Marie Hamm — Virginia Dare Roberts — Jewel Maxime Kelley — John Robert Mays

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 1985, before me personally appeared Lois Marie Hamm, Virginia Dare Roberts, Jewel Maxime Kelley and John Robert Mays, 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 they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6504 PAGE 860

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 $ 54,093.25.

_____
Affiant

Subscribed and sworn to before me, this the 4th day of March, 1985.

My Commission Expires: Nov 4 1987

_____
Notary Public

CHRISTY IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 6 11 20 AM '85

IDENTIF. REFERENCE

18.75.0

WARRANTY DEED

from:

LOIS MARIE HAMM, et al

to:

Paul David 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

BOOK 6504 PAGE 861

RECEIVED OF _____

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
			54083.25-	CAMT.
			140.66	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 147.16-
			6268A03/06/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.8.7.2.5.0

IDENTIF. REFERENCE T

Mar 8 11 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113525