File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,750.00

Charles P. Sweat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 85

Notary Public

MY COMMISSION EXPIRES 11-1-87
(AFFIX SEAL)

300 6522 PG 195

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
Charles P. Sweat et ux	Dominion Bancshares Mtg.	136-7
(NAME) 140 Saxon Mist Dr.	(NAME) 9900 Main St.	152
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37217	(STREET ADDRESS) Fairfax, Virginia 22031	2D63905
(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 Charles P. Sweat and wife, Deborah H. Sweat

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. 279, Priest Lake Park, Section 5 as of record in Book 4460, pages 174,175 and 176, Register's Office for said County.

Said Lot No. 279 fronts 60.87 feet on the easterly margin of Saxon Mist Drive and extends back 177.63 feet on the northerly line and 151.86 feet on the southerly line to a broken line in the rear measuring 217.69 feet thereon.

Being the same property conveyed to Charles S. Wells, Jr., and wife, John E. C. Wells by deed from Billy Jon Woods and wife, Betty B. Woods of record in Bobk 4909, page 845, Register's Office for Davidson County, Tennessee. The said John E. C. Wells and John Elizabeth C. Wells being one in the same person.

AS PART OF THE ABOVE CONSIDERATION it is agreed and understood that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6490, page 124 and re-recorded in Book 6491, page 260, said Register's Office payable according to the terms and conditions therein.

This is [ ] unimproved [X] improved property, known as 140 Saxon Mist Dr., Nashville, Tennessee 37217
(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 ti, 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 hands this 28th day of March, 19 85

X Charles S. Wells, Jr.

X John Elizabeth C. Wells
by Charles S. Wells, Jr.
Atty-in-fact

STATE OF TENNESSEE
Davidson County

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

~~or proved to me upon the basis of satisfactory evidence~~ the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 1985.

Commission expires 11-1-87

Notary Public

SHIRLEY E. DAVIS NOTARY PUBLIC AT LARGE STATE OF TENN.

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 _____, _____.

My commission expires _____

Notary Public

I 9 2 8 6 3

IDENTIFICATION REFERENCE

MAR 29 12 03 PM '85

FELIX E. WILSON REGISTER DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Charles S. Wells, Jr. et ux

TO
Charles P. Sweat et ux
Deborah H. Sweat

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

State of Tennessee
County of Davidson

On this 28th day of March, 1985, before me personally appeared Charles S. Wells, Jr., to me known to be the person who executed the foregoing instrument in behalf of John Elizabeth C. Wells and acknowledged that he executed the same as the free act and deed of said John Elizabeth C. Wells.

NOTARY PUBLIC

SHIRLEY E. DAVIS NOTARY PUBLIC AT LARGE STATE OF TENN.

MY COMMISSION EXPIRES: 11-1-87

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

RECEIVED OF _____

FOR _____

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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
			85750.00- CAMT.	
			222.82 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 229.32-	
			3402A03/29/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-92863

IDENTIF. REFERENCE

MAR 29 12 23 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 120465