5781

This instrument prepared by:
George E. Mudter, Jr., Atty.
C-11 The Paddock, 229 Ward Cr.
Brentwood, Tennessee 37027

Pulled 24

BOOK 6537 PAGE 955

LIMITED WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map Parcel Numbers
Jim Wells and Associates	New Owner	Map 135-16A
(Name)	(Name)	
1012 Flintlock Court		Parcel 123
(Street Address/Route No.)	(Street Address)	
Nashville, Tennessee 37217		FB# 02D 65836
(City) (P.O. Zone) (State)	(City) (Zone) (State)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), and other good and valuable consideration, receipt of all of which is hereby acknowledged, 2250 ASSOCIATES, a Tennessee Joint Venture (hereinafter called "Grantor") has this day bargained and sold, and does hereby transfer and convey unto JIM WELLS AND ASSOCIATES, a sole proprietorship (hereinafter called "Grantee") certain real estate in Davidson County, Tennessee, as follows:

Lot No. 15 on the Plan of Subdivision of Tracts 8, 9 & 10 of Nashboro Village of record in Book 5200, pages 186-189, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to 2250 Associates by quitclaim deed from 2154 Trading Corporation of record in Book 5819, page 14, and by quitclaim deed from Edwin B. Raskin, Trustee, of record in Book 5819, page 25, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said Grantee, its successors and assigns, in fee simple forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the aforesaid real estate; that it has a good right to sell and convey the same; and that the same is unencumbered, except for (1) applicable zoning ordinances; (2) easements for rights-of way for public roads and for the erection and maintenance of public utilities; (3) easements and restrictions reflected on the Plan of record in Book 5200, page 186, said Register's Office; (4) Declaration of Covenants and Restrictions of record in Book 4827, page 14, said Register's Office; (5) Supplemental Declaration of Covenants and Restrictions of record in Book 5465, page 561, said Register's Office as amended in Book 5588, page 429, said Register's Office; (6) Easement of record in Book 4821, page 111; (7) Easement of record in Minute Book 75, page 192, and Book 3955, page 180; (8) Easement of record in Book 437, page 14; (9) Easement of record in Book 4588, page 473; (10) 1985 Taxes which have been prorated and assumed by the Grantee; and (11) standard policy exceptions except for mechanic's and materialmen's liens.

AND Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized officer on this 1st day of April, 1985.

2250 ASSOCIATES

By: 2154 Trading Corporation

By: _____
Its Vice President

_____ Trustee
Edwin B. Raskin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $19,500.00.

_____
Affiant

Subscribed and sworn to before me, this 18th day of April, 1985.

_____
Notary Public

My Commission Expires: 4/19/87

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victor W. Turner with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of 2154 Trading Corporation, the within-named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal, at office at Atlanta, Georgia, this 8th day of April, 1985.

Frances V. Turner
Notary Public

My Commission Expires:

Notary Public, Georgia State at Large
My Commission Expires Dec. 7, 1986

STATE OF TENNESSEE

COUNTY OF DAVIDSON
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Edwin B Rankin Trustee, 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 Brentwood, Tennessee this 1st day of April, 1985.

Sharon Lynn Stangl
Notary Public

My Commission Expires:

My Commission Expires April 20, 1986

IDENTIF. REFERENCE

APR 22 9 40 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

I 9 8 2 1 4

CHECK

3573

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

RECEIVED OF _____

FOR _____

BOOK 6537 PAGE 957

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
			19500.00- CAMT.	
			50.70 CSTAX	
			.50 PRFEE	
			6.00 WDECD	
			CHECK	57.20-
9973A	04/22/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 2 1 4

IDENTIF. REFERENCE

APR 22 9 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126857