This instrument prepared by Ralph Z. Levy, Jr., Gilbert, Frank & Wilson, Thirteenth Floor, Third National Bank Building, Nashville, Tennessee, 37219.

WARRANTY DEED

BOOK 6751 PAGE 739

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Julian B. Wells, Jr., et ux 5719 Seward Rd. Brentwood, TN 37027	Same	Map-117-11-B Parcel-39

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, John E. Procter, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Julian B. Wells, Jr. and wife, Zoe L. Wells, hereinafter called the Grantees, their heirs and assigns, a certain condominium apartment being situated in Davidson County, State of Tennessee, described as follows: to-wit:

Unit No. C-7, Parcel No. 39, in a Horizontal Property Regime which is located on the Revised Plat of the Villager East, of record in Plat Book 5200, page 235, Register's Office of Williamson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, convenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager East Condominiums of record in Book 5457, Page 298, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5457, Page 338, said Register's Office, and a Deed of Correction in Book 5553, Page 336, including among other conditions and requirements, assessments, lines, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto refrence to which is here made. Said property is further subject to one deed of trust which deed of trust was attempted to be released of record at Book 6026, Page 77, said Register's Office. The Title Insurance Company of Minnesota has issued or shall issue affirmative title insurance against the enforcement or attempted enforcement of this deed of trust.

Being the same property conveyed to John E. Procter, by deed from Andrews Properties, Inc. and Cherokee Properties, Inc., of record in Book 5663, page 24, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Master Deed and By-Laws, as amended, of Villager East Condominium, and easements and restrictions of record.

This is improved property, known as Unit No. C7, Villager East Condominium.

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 I do covenant with the said Grantees that I am 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, my 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 my hand this the 31 day of December, 1985.

John E. Procter
JOHN E. PROCTER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Ralph Leary, Jr., a Notary Public in and for said county and state, the within named John E. Procter the bargainor(s), 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 31st day of December, 1985.

Commission Expires July 17, 1988

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Thousand and no/100 Dollars ($40,000.00).

AFFIANT

Subscribed and sworn to before me, this the 31st day of December, 1985.

Commission expires July 17, 1988

NOTARY PUBLIC

65267

IDENTIFICATION REFERENCE

Dec 31 3 18 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN

CALL/WARRANTY DEED

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

RECEIVED OF _____

FOR _____

BOOK 6751 PAGE 741

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

40[illegible].00- CASH
104.00 [illegible]
.50 [illegible]
6.00 [illegible]
CHECK 110.50-
1633A12/31/05 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 2 6 7.

IDENTIFT REFERENCE

Dec 31 3 10 PM '05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206493