BOOK 6870 PAGE 366

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $60,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 19 85

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lee Wells	City Federal S & L	076-01-0
(NAME)	(NAME)	
	125 Belmont Drive	124.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Somerset, NJ 08873	
(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, Billy R. Dean et ux, ~~Peggy L. Dean~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Lee Wells et ux, ~~Kandice B. Wells~~

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. 93-B on the Zone Lot Division of of Lots No. 93, 94 and 95, Tulip Grove Woods, Phase I, of record in Plat Book 6250, Page 566, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Billy R. Dean et ux, Peggy L. Dean by deed from Billy R. Dean et ux, Peggy L. Dean, of record in Deed Book 6690, Page 724, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to CityFed Mortgage Company of record in Book 6690, Page 727, said Register's Office with a present unpaid balance of approximately $54,450.00, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is ( ) unimproved ( ) improved property, known as 518 Debbie Drive, Hermitage, TN 37076
(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 3rd day of March, 19 ~~85~~

Billy R. Dean

Peggy L. Dean

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 Billy R. Dean et ux, Peggy L. Dean

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of [illegible], 19 86.

Notary Public

Commission Expires 9-18-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Billy R. Dean et ux,

Peggy L. Dean

TO
Robert Lee Wells et ux,

Kandice E. Wells

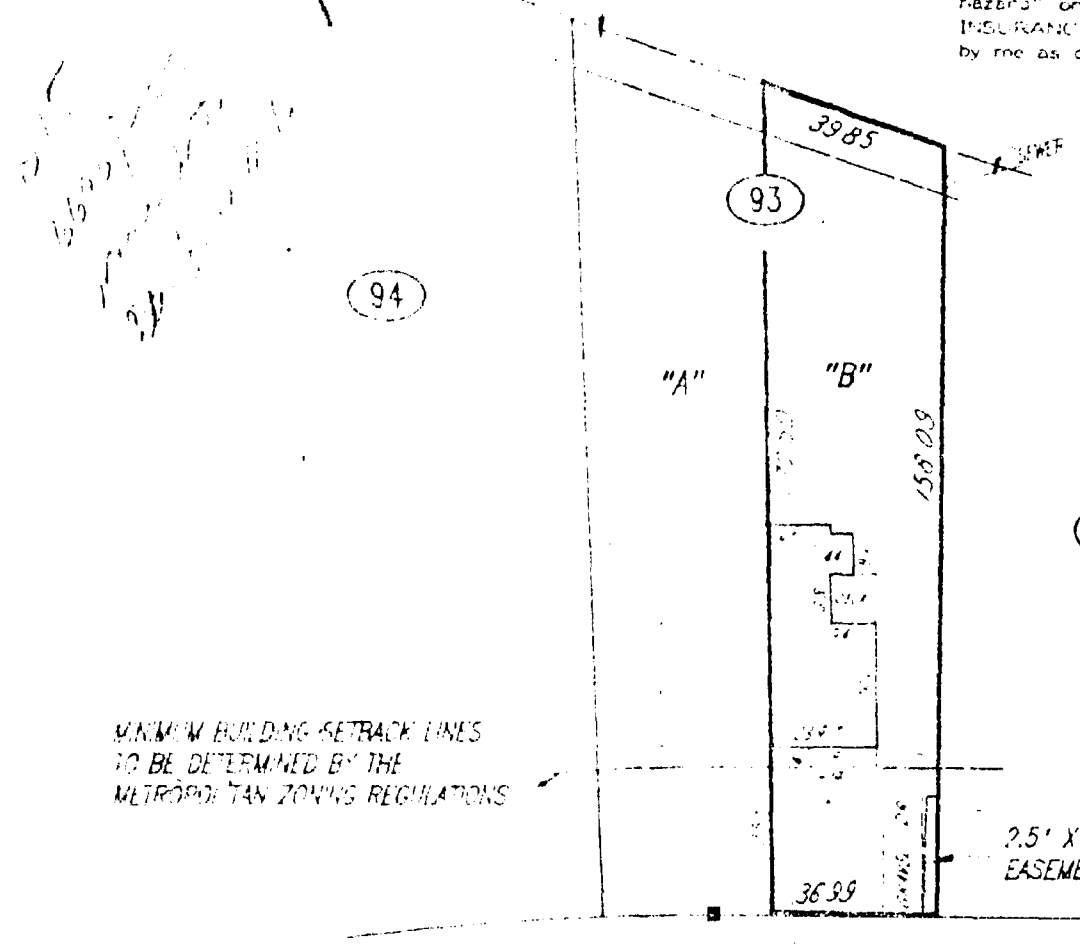
GARY B. FISHER
ATTORNEY AT LAW
SUITE 12 VILLAGE SQUARE CENTER
494 BELL ROAD
NASHVILLE, TENNESSEE 37217

EXHIBIT A

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NOTE: This parcel DOES NOT include or appear designated as "special flood hazard" on the latest NATIONAL FLOOD INSURANCE PROGRAM maps received by me as of this date.

10' UTILITY & DRAINAGE EASEMENT



DEBBIE DRIVE

MORTGAGE LOAN INSPECTION

OWNER: BILL DEAN

SCALE: 1" = 40' DATE: AUGUST 23, 1985

PROPERTY LOCATED: 518 DEBBIE DRIVE
HERMITAGE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT 93-B - ZONE LOT DIVISION - LOTS NO. 93, 94 & 95 TULIP GROVE WOODS - PHASE 1

RECORDED: BOOK 6250 - PAGE SEE - R.O.D.C.

I, the undersigned, hereby certify that I have made a careful inspection of the property shown hereon and that, to the best of my knowledge and belief, the improvements are entirely within the boundaries of the property, except as shown, and that there are no visible encroachments upon the property by improvements on adjoining properties, except as shown.

SIGNED: JOHN KOHL & COMPANY, P.C.

JOHN E. KOHL III TENNESSEE No. 1809

JOHN KOHL & COMPANY, P.C. • 920 W. Holland Street, Nashville, TN 37206 • 615 227-3633

50582-W

This instrument was prepared by:
Patricia Spicer Carden
236 4th Ave. North, Suite 200
Nashville, Tennessee 37219

B

State of Tennessee

Deed of Trust

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This Indenture, made and entered into this 18th day of October, 19 85, by Billy R. Dean and wife, Peggy L. Dean and Stephen R. Josleyn, party of the first part, Trustee(s), party of the second part, and CityFed Mortgage Company, a corporation organized and existing under the laws of the State of Florida, having its principal office and post office address at 404 BNA Drive, Suite 201, Nashville, Tennessee 37217-2514, party of the third part.

Witnesseth, that the party of the first part, in consideration of the debt and trust hereinafter mentioned and created, and the sum of One Dollar ($1.00) to him in hand paid, the receipt of which is hereby acknowledged, does by these presents, sell, transfer, and convey unto the party of the second part, his successors in trust, and assigns, forever, the following-described land situated in Hermitage County of Davidson and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 93B on the plan of Zone Lot Division of Lots 93, 94, 95 Tulip Grove Woods, Phase 1, of record in Book 6250, page 566, Register's Office for said County.

Said Lot No. 93B fronts 36.99 feet on the northeasterly margin of Debbie Drive and extends back 170.50 feet on the northwesterly line and 158.09 feet on the southeasterly line to a dead line in the rear, measuring 39.85 feet thereon.

Being the same property conveyed to the grantors by deed of even date, being recorded simultaneously herewith.

0 5 1 8 6

IDENTIFICATION REFERENCE

MAY 29 11 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Patricia Spicer Carden
PATRICIA SPICER CARDEN, ATTORNEY

To have and to hold the same to the party of the second part, his successors in trust, and assigns forever.

And the party of the first part covenants with the party of the second part, his successors in trust, and assigns, that he is lawfully seized in fee of said premises, that the same are free and clear of all taxes, liens, and encumbrances whatsoever, that he has good right, full power and lawful authority to convey the same, and that he will warrant and forever defend the title thereto against the lawful claims of any and all persons whomsoever.

This conveyance is made in trust, however, to secure the payment of the principal sum of FIFTY FOUR THOUSAND FOUR HUNDRED NINETY FIVE AND 00/100----------Dollars ($ ****54,495.00) evidenced by a promissory note of even date herewith, executed by party of the first part to party of the third part, with interest from date at the rate set forth in said note on the unpaid balance until paid. The said principal and interest shall be payable at the office of CityFed Mortgage Company in Nashville, Tennessee 37217-2514 or at such other place as the holder of the note may designate in writing in monthly installments of FIVE HUNDRED SIXTY AND 54/100---------- Dollars ($ *******560.54), commencing on the first day of December, 19 85, and * if not sooner paid, shall be due and payable on the first day of November, 2015.

This form is used in connection with mortgages insured under the one to four family programs of the National Housing Act which provide for periodic Mortgage Insurance Premium payments.

Previous Edition Obsolete

HUD-92179m (11-84)

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

60250.00- CONT.
156.52 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 169.02-
9230A05/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 1 8 6

IDENTIFICATION REFERENCE

MAY 29 11 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252943