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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 19 86.

Notary Public

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

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
Missy Wells, unmarried	Atlantic Coast Mortgage Company		138-14
(NAME) 629 Lake Terrace Drive	(NAME) 3975 University Drive		#84
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37217	(STREET ADDRESS) Fairfax, Virginia 22030		2052dl
(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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Missy Wells, unmarried and Charles S. Wells, Jr.

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. 142 on the Plan of Castlegate Subdivision, Section I, of record in Book 4460, page 115, Register's Office for Davidson County, Tennessee.

SAID Lot No. 142 fronts 89.63 feet on the westerly side of Lake Terrace Drive and runs back 132.34 feet on the south line and 107.07 feet on the north line to a line in the rear which measures 92.74 feet.

Being part of the same property conveyed to Charles S. Wells, Jr. by Deed from Robert C. Hanford and wife, Ann M. Hanford of record in Book 6297, page 570 Register's Office for Davidson County, Tennessee.

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

John Elizabeth C. Wells, wife of the said Charles S. Wells, Jr., joins in this conveyance for the purpose of conveying any and all right and title that she [illegible] now, or at any time in the future have in subject property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 629 Lake Terrace Drive, 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 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 my hand this 10th day of July, 1986

Charles S. Wells, Jr.

John Elizabeth C. Wells

STATE OF TENNESSEE
Davidson County
County of Davidson

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

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of July 1986

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (she) as such _____ and _____, 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 _____, 19____.

My commission expires _____

Notary Public

2049

WARRANTY DEED

FROM
Charles S. Wells, Jr.

TO
Missy Wells, unmarried

Charles S. Wells, Jr.

IDENTIFICATION REFERENCE

Jul 15 11 41 AM '86

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

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
			90[illegible].00- CASH	
			252.00 CSTAX	
			.50 PRFEE	
			6.00 MOR[illegible]	
			CHECK 258.50-	
		7205A07/15/86	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20490

IDENTIFICATION REFERENCE

JUL 15 11 41 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 270583