BOOK 6994 PAGE 270

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 55900.00

Subscribed and sworn to before me, this the 24 day of September 19 86

Affiant Linda Gayle Fentress

My commission expires: 1-10-89 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Linda Gayle Fentress	CITIZENS AND SOUTHERN MORTGAGE CORP.
3782 MARYDALE DRIVE	P.O. BOX 656
STREET ADDRESS NASHVILLE, TENNESSEE 37207	STREET ADDRESS TUCKER, GEORGIA 30085-0656
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 41-7-0 86	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CLARK H. WELLS AND WIFE, MARY J. WELLS

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO LINDA GAYLE FENTRESS AND FRANCES NELL SMITH

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 22 on the Plan of Bell Valley Subdivision, of record in Plat Book 3500 at page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to CLARK H. WELLS AND WIFE, MARY J. WELLS by deed recorded in Book 6684 at page 983, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

47533

IDENTIFICATION REFERENCE

SEP 30 9 18 AM '86

PAUL J. WILLIS, REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3782 MARYDALE DRIVE, NASHVILLE, TENNESSEE 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 24 day of September 19 86

Clark H. Wells

Mary J. Wells

State of Tennessee
County of Davidson

On this 24 day of September, 19 86, before me personally appeared CLARK H. WELLS AND WIFE, MARY J. WELLS to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1-10-89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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

RECEIVED OF _____

FOR _____

BOOK 6994 PAGE 272

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

5590[illegible].00- CANT.
156.[illegible] CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.00-
8157A09/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 7.5 3 3
IDENTIFICATION PREFERENCE
SEP 30 9 18 AM '86

No. 300831