Prepared By:
Southeast Title
7003 Chadwick Dr.
Brentwood, TN 37027

BOOK 7024 PAGE 921

Box 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 78000.00

Subscribed and sworn to before me, this the 27 day of October 19 86

My commission expires: Jan. 10, 1989
(Affix Seal)

E. Robert Wells
Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
E. Robert Wells	Same
4505 Harding Road (STREET ADDRESS)	(STREET ADDRESS)
Nashville, Tennessee 37215 (CITY / STATE / ZIP)	(CITY / STATE / ZIP)
MAP & PARCEL NO 116-03-0-B 109.00CO 07DA78075	

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, Marcia E. Downs, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO E. Robert Wells and wife, Addie L. Wells

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 Unit No. 109 of Royal Oaks Apartments, a horizontal property regime established by Master Deed of record in Book 5282 at page 972, the Plat of which is of record in Plat Book 4660 at page 59, as amended in Plat Book 5200 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 Marcia E. Downs by deed recorded in Book 6099 at page 720, Register`s Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

5.8 I.O.

IDENTIFICATION REFERENCE

Oct 30 12 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 4505 Harding Road, Nashville, Tennessee 37215

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 my hand this 27 day of October, 19 86

X Marcia E. Downs

Marcia E. Downs

State of Tennessee
County of Davidson

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On this 27 day of October, 19 86, before me personally appeared Marcia E. Downs, unmarried 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 her free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan. 10, 1989

Notary Public
Kenneth C. Kant

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 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

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

78000.00- CONT.
216.40 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 224.90-
0208A10/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5811 I.O.

IDENTIFICATION REFERENCE

OCT 30 12 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.06317