BOOK 7033 PAGE 973

FORM NO. WD-1

FILED

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Hillsborough

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Melissa A. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 1986.

Carol S. Harriman
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: MY COMMISSION EXPIRES JAN. 15, 1989
BONDED THRU GENERAL INS. UND.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bone, Langford & Armistead, Suite 900, 2100 West End Avenue, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorraine A. Galavin	Investors Federal Savings Bank	091-14-0 241.00
(NAME)	(NAME)	
315-54th Avenue North	109 Walton Ferry Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Hendersonville, TN 37075	
(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, Melissa A. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lorraine A. Galavin, an unmarried woman

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 Nashville, Davidson County, Tennessee, being the same property described in Deed Book 4637, page 996, Register's Office for said County:

Beginning at a point in the westerly right-of-way of 54th Avenue, North, formerly Richland Avenue, the Northeast corner of the herein described property and the Southeast corner of Lot 1, as shown on the Plan of the Resubdivision of Grady Roberts Property, as of record in Plat Book 4175, page 43, Register's Office for Davidson County, Tennessee; thence continuing along said westerly right-of-way, S 14 deg. 45 min. E, 50 feet to a point; thence leaving said westerly right-of-way, S 74 deg. 12 min. 12 sec. W, 200 feet to a point; thence N 14 deg. 45 min. W, 50 feet to a point; thence N 74 deg. 12 min. 12 sec. E, 200 feet to the point of beginning.

Being the same property conveyed to Melissa A. Wells and Paul David Wells by instrument dated March 4, 1985, executed by Lois Marie Hamm, Virginia Dare Roberts, Jewel Maxine Kelley and John Robert Mays, of record in Book 6504, page 859, Register's Office for Davidson County, Tennessee. And also being the same property conveyed to Melissa A. Wells by Quit-Claim Deed dated October 15, 1986, executed by Paul David Wells, of record in Book 7033, page 971, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ ( ) ~~XX~~ ( ) improved property, known as 315-54th Avenue North, Nashville, TN 37209
(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 her hand this 6th day of November, 1986

~~Melissa A. Wells~~
Melissa A. Wells

STATE OF ~~TENNESSEE~~ Florida
~~Davidson~~ County
Hillsborough

Personally appeared before me, Carol S. Merriman, a Notary Public in and for said County and State, the within named Melissa A. Wells

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

Witness my hand and official seal at Tampa, ~~Tennessee~~ Florida, this 6th day of November, 19 86.

Carol S. Merriman Notary Public

Commission Expires ___

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 ___

61052

IDENTIFICATION REFERENCE

Nov 6 3 37 PM '86

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Melissa A. Wells

TO
Lorraine A. Calavin, an unmarried woman

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			5950.00- CONT.	
			16.50 STAX	
			.50 PRFE	
			6.00 MORT	
			CHECK 173.00-	
			3467AT 06/06/86 BNL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61052

IDENTIFICATION REFERENCE

Nov 6 3 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.09512