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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$26,000.00 James Wells D
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 1986

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Wells (NAME)	Same - Owner (NAME)	Map 135-16-A
1012 Flintlock Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 124
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2D-65837

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, John P. Dodson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. 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:

BEING Lot No. 14 on the Plan of Subdivision of Tracts 8, 9 & 10 of Nashboro Village of record in Book 5200, pages 186 - 189, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John P. Dodson by deed from Jim Wells and Associates, a sole proprietorship of record in Book 6434, page 183, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions, including liens for assessments of record in Book 4827, page 14, Supplemental Declaration of Covenants and Restrictions of record in Book 5465, page 561 and as amended in Book 5588, page 429, Register's Office for Davidson County, Tennessee, and such easements and setback lines of record in Book 5200, page 186 - 189, said Register's Office.

Taxes for 1986 pro-rated and paid.

This instrument is executed on behalf of John P. Dodson by Paulette Freeland as his Attorney-in-Fact pursuant to a Power of Attorney being placed of record simultaneously herewith.

unimproved (XX)
This is improved ( ) property, known as 1016 Flintlock Court Nashville, TN 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 5th day of November, 1986

John P. Dodson by Paulette Freeland

*John P. Dodson by
Paulette Freeland, Attorney in Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

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 / they) 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

WARRANTY DEED

FROM
John P. Dodson

TO
James H. Wells

617.82

IDENTIFICATION REFERENCE

Nov 10 12 01 PM '86

ELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

State of Tennessee
County of Davidson

Personally appeared before me, Paulette Freeland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker John P. Dodson, and is authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this the 6th day of November, 1986.

Paulette Freeland
Notary Public

NOTARY PUBLIC AT LARGE

My commission expires: 5/13/89

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

26000.00- CAMT.
72.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 79.30-
4295A11/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 | 7.8.2.

IDENTIFI REFERENCE

Nov 10 12 01 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No.10316