Box 8

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
James W. Wells	Atlantic Coast Mortgage	MAP105-090
1104 Caldwell Avenue	Company	PARCEL 215
Nashville, TN. 37204	3975 University Drive	16W-17010
	Fairfax, VA 22030	

WARRANTY DEED BOOK 7233 PAGE 336

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James M. Hammonds, Jr. and wife, Rhonda G. Hammonds hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James W. Wells and wife, Belinda F. Wells hereinafter called the Grantee, Grantee's 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. 9 on the plan of A. B. Hill's Subdivision of the Plant Land, of record in Book 332, page 65, Register's Office for said County.

SAID Lot No. 9 fronts 50 feet on the northerly margin of Caldwell Avenue and extends back between parallel lines a distance of 159 feet to an 15 foot alley.

Being the same property conveyed to James M. Hammonds, Jr., by deed from Stephen R. Benneyworth and wife, Ellen Benneyworth of record in Book 6960, page 233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is being executed on behalf of Rhonda G. Hammonds by James M. Hammonds, Jr. as her Attorney in Fact pursuant to a Power of Attorney of record in Book 7176, page 666, Register's Office for said County.

This is ~~(un)~~improved property, known as 1104 Caldwell Avenue, Nashville, TN. 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 7th day of May, 19 87.

Rhonda G. Hammonds
BY: James M. Hammonds, Jr., Attorney in Fact

James M. Hammonds, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of May, 19 87, before me personally appeared James M. Hammonds, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____; Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 58,000.00.

James W. Wells
Affiant

Subscribed and sworn to before me, this the 7th day of May, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named James M. Hammonds, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Rhonda G. Hammonds as her Attorney in Fact, as the free act and deed of the within named Rhonda G. Hammonds.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of May, 1987.

Notary Public

My Commission expires:

10-24-88

WARRANTY DEED

from:
James M. Hammonds, Jr.

to:
James W. Wells and wife, Belinda F. Wells

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26311

BOOK 7233 PAGE 338

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant / James M. Hammonds, Jr.

Sworn to and subscribed before me this 7th day of May, 19 87.

Notary Public

My Commission Expires: 10-7-88

2.4864

IDENTIFICATION REFERENCE

MAY 12 9 27 AM '87

FELIX Z. [illegible]
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7233 PAGE 339

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

58000.00- CAMT.
162.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 171.90-
6007A05/12/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24864

IDENTIFICATION REFERENCE

MAY 12 9 27 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 80531