BOOK 7269 PAGE 377

Mile 37

FORM NO. WD-1

STATE OF TENNESSEE, XXXXXXXX } Williamson
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,611.99

Frank D. Wells Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 19 87.

Notary Public

MY COMMISSION EXPIRES: 10-10-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank D. Wells, Jr. (NAME)	First Tennessee Bank Nat'l (NAME)	150-0-08-0
3613 Arcadia Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1000, Dept. 47 (STREET ADDRESS)	050.00
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, Tn. 38148 (CITY) (STATE) (ZIP)	02D 75906

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, Anthony J. Banaszak and wife, Lori D. Banaszak

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank D. Wells, Jr. and wife, Randa K. 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. 514 on the Plan of Towne Village of the Country, Section 5, of record inBook 6250, page 783 and 784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

eing the same property conveyed to Anthony J. Banaszak, Jr. and wife, Lori D. Banaszak by deed from Randall Phillips Builders, Inc. of record in Book 7062, Page 934, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6767, page 456 said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantors herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 7066, page 937 and re-recorded in Book 7066, page 249, Register's Office for Davidson County, Tennessee, in the original principal amount of $89,950.00.

This is unimproved (XX) improved ( ) property, known as 3613 Arcadia Circle, Antioch, Tn. 37013
(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 our hand s this 12th day of June, 19 87

Anthony J. Banaszak

Lori D. Banaszak

STATE OF TENNESSEE
Davidson County
Williamson County

BOOK 7269 PAGE 378

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony J. Banaszak and wife, Lori D. Banaszak

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 12th day of June 19 87

Commission expires 1/10/89

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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
Anthony J. Banaszak and wife,
Lori D. Banaszak

TO
Frank D. Wells, Jr. and wife,
Randa K. Wells

MONTGOMERY, CRANFORD, KESTNER & HARDEMAN
210 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

36737

IDENTIFICATION REFERENCE

JUN 16 11 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7269 PAGE 379

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

91611.99- CAMA
256.43 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 262.93-
9699A06/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 7 3 7

IDENTIFICATION REFERENCE

JUN 16 11 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93985