File Box 44

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Richard S. Wells
Affiant

Subscribed and sworn to before me, this 30th day of June, 1987.

Annette M. Goss
Notary Public

My Commission expires: November 1, 1987.

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Richard S. Wells and wife, Amy C. Wells 854 Forest Acres Drive Nashville, Tennessee 37220	C&S Mortgage Company P.O. Box 656 Tucker, Georgia 30085-0656	146-14-022 OH 15305

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROGER TRULEY AND WIFE, DAISY TRULEY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RICHARD S. WELLS AND WIFE, AMY C. 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:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Forest Acres Subdivision, Section Three, as of record in Book 1424, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Roger Truley and wife, Daisy Truley, by Warranty Deed from Thomas C. Alsup and wife, Linda T. Alsup, of record in Book 5142, page 439, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

(1) 1987 taxes, which have been prorated and assumed by the Grantees; and

(2) Matters shown on the Plan of record in Book 1424, page 56, said Register's Office.

This is improved property, known as 854 Forest Acres Drive, Nashville, Tennessee 37220.

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 hands this 30 day of JUNE, 1987.

Roger Truley
Roger Truley

Daisy Truley
Daisy Truley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Roger Truley and wife, Daisy Truley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 1987.

Annette M. Gregg
Notary Public

My Commission Expires: 11-1-87

4 1 8 6 1

IDENTIFICATION REFERENCE

JUL 1 2 34 PM '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 7284 PAGE 645

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
			155000.00- CAMI.	
			434.00 C TAX	
			.50 PRFEE	
			6.00 MORTD	
			CHECK 440.50-	
			5512A07/01/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4:18:61.

IDENTIFI REFERENCE

JUL 1 2 34 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99678