File 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
RICHARD W. SELLS	NATIONAL MORTGAGE COMPANY	15DA 58990
(NAME)	(NAME)	
851 Rose Park Drive	4041 Knight Arnold Road	84-1-130
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Memphis, TN 38118	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

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We, LARRY A. WEAR AND WIFE, RUTH D. WEAR,

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD W. SELLS

the GRANTEES herein, 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. 11 on the Plan of ROSE ESTATES, SECTION ONE, of record in Book 3600, Page 37, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to LARRY A. WEAR and wife, RUTH D. WEAR by deed from JAMES M. DYER and wife, PAMELA K. DYER, of record in Book 5640, Page 429, Register's Office for Davidson County, Tennessee.

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unimproved ( )
This is improved (xx) property, known as 851 Rose Park Drive (House Number) (Street)

(P.O. Address) Nashville, TN (City or Town) 37206 (Zip Code)

To have and to hold the said trade 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.

Whenever 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 12th day of August 19 88

Larry A. Wear
Larry A. Wear

Ruth D. Wear
Ruth D. Wear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State Larry A. Wear and wife, Ruth D. Wear

the within named bargainor s, 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 and official seat at Madison, Tennessee, this 12th day of August, 19 88

Notary Public

Commission expires 5-20-92

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 65,900.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard W. Sells

Sworn to and subscribed before me this 12th day of August, 19 88.

My commission expires 5-20-92 Notary Public

RETURN TO: WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115

This instrument was prepared by:

Name Address

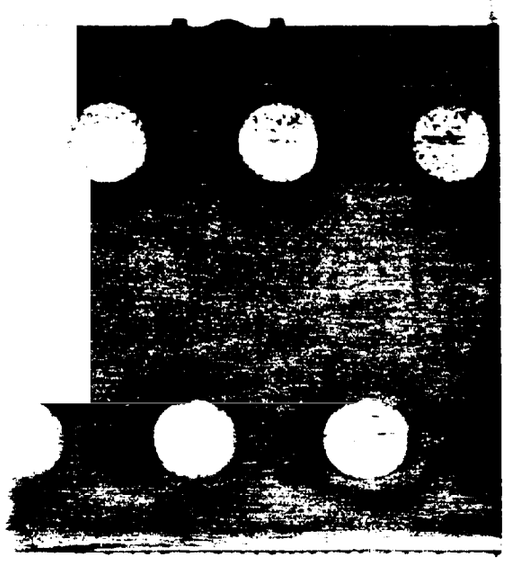
WARRANTY DEED

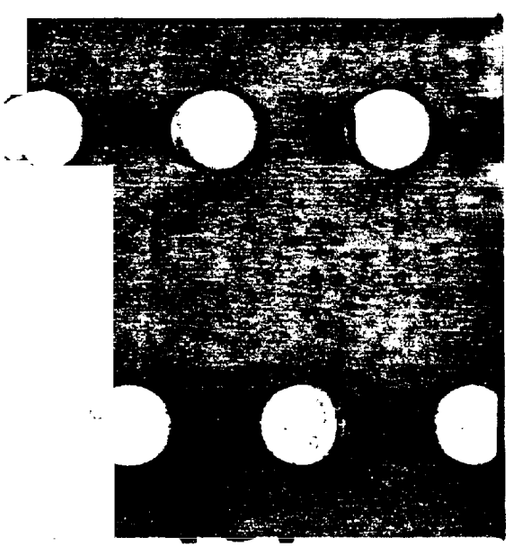
FROM LARRY A. WEAR ET UX

TO RICHARD W. SELLS

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7627 PAGE 861

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	65900.00
CON TX	217.47
PRFEE	0.50
WDEED	6.00
TOTAL	223.97
CHECK	223.97

08/16/88 01 13:40 0001 7567

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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T.I.N. FILE REFERENCE

AUG 16 1 39 PM '88

No. 124116