BOOK 7640 PAGE 56

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54475.92

Greg Bernard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 1988

Lisa W. Floyd
Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Gregory N. Bernard (NAME)	SunTrust Mortgage, Inc. (NAME)	Map 150-1
313 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 100100 (STREET ADDRESS)	Par. 369
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Atlanta, GA 30348 (CITY) (STATE) (ZIP)	2D-41274

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. James H. Wells and wife, Judy M. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory N. Bernard

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 No. Lot 318, Section 2-A, Cherry Hills Subdivision, of record in Book 5190, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James H. Wells and wife, Judy M. Wells by deed from C. U. Leggett, Jr., Register's Office for Davidson County, Tennessee, of record in Book 5713, page 142.

Grantee(s) hereby assume and agree to pay the unpaid balance on the existing mortgage held by SunTrust Mortgage, Inc. of record in Book 5639, page 763, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 5291, page 695, and such easements and setback lines of record in Book 5190, page 150, said Register's Office.

6 3 3 3 8

IDENTIFICATION

AUG 30 3 28 PM '88

FILED IN OFFICE OF REGISTER OF DEEDS DAVIDSON COUNTY, TN

2445 08/30 0101 03CHECK 186.35

unimproved ( )
This is improved (X) property, known as 2830/2832 Mossdale Drive 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 our hands this 26th day of August, 1988

James H. Wells

Judy M. Wells

STATE OF TENNESSEE)
Davidson COUNTY)

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Personally appeared before me, James H. Wells and Judy M. Wells
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 16th day of August 19 88.

My Commission Expires 5/13/89

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE)
COUNTY)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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 for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

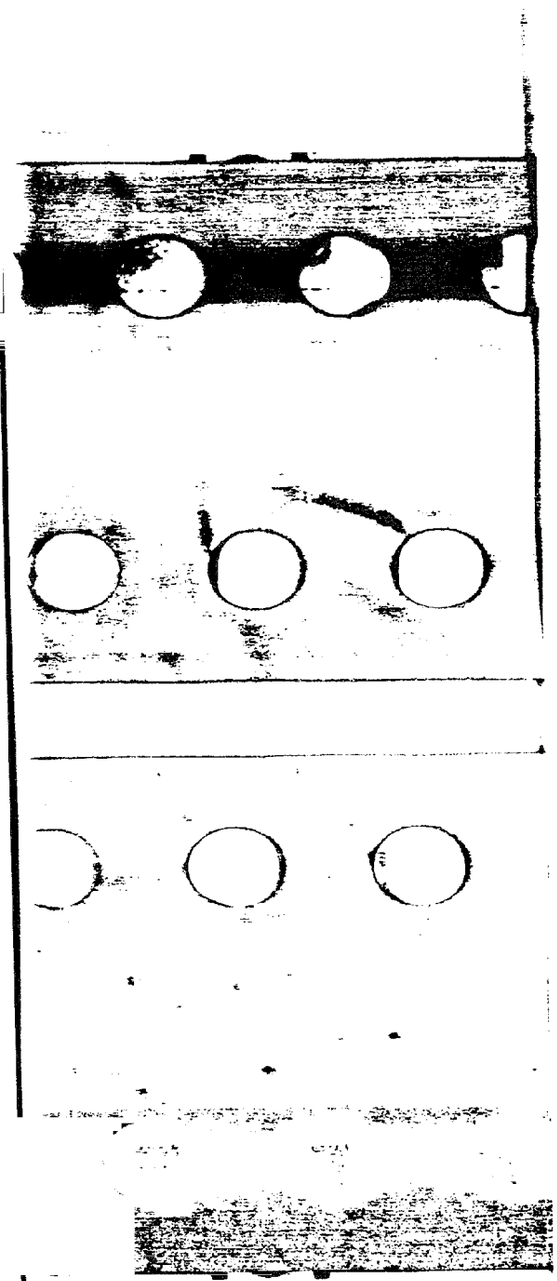
(AFFIX SEAL)

WARRANTY DEED

FROM
James H. Wells and wife,
Judy M. Wells
TO
Gregory N. Bernard

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



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 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 54475.92
				CON TX 179.85
				PRFEE 0.50
				WDEED 6.00
				TOTAL 186.35
				CHECK 186.35
08/30/88		01	15:29 0001	2445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

633338

IDENTIFICATION REFERENCE

AUG 30 3 28 PM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

No. 128939