file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Danny Mark Wells
813 Fall Court
Antioch, TN 37013

MORTGAGEE:
Sovran Mortgage Corporation
P.O. Box 26388
Richmond, VA 23260-6388

MAP-PARCEL NUMBERS:
MAP 150-7
PARCEL 387
2D-75064

WARRANTY DEED

BOOK 7641 PAGE 100

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, Joe F. Culp and wife, Pamela S. Culp

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Danny Mark 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. 368 on the plan of Section Four-B, Towne Village of the Country, of record in Book 6250, page 496, Register's Office for said County.

SAID Lot No. 368 fronts 60.37 feet on the northwesterly margin of Fall Court nd and extends back 147.95 feet on the northeasterly line and 149.33 feet on the southwesterly line to a broken line in the rear, measuring 98.90 feet thereon.

BEING the same property conveyed to Joe F. Culp and wife, Pamela S. Culp by deed from Randall Phillips Builders, Inc., of record in Book 6818, page 543, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6582, page 568, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Commerce Union Bank, of record in Book 6818, page 546, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (xx)improved property, known as 813 Fall Court, Antioch, TN 37013.

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 31st day of August, 1988.

Pamela S. Culp

Joe F. Culp

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of August, 1988, before me personally appeared Joe F. Culp and wife, Pamela S. Culp, 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 their free act and deed.

My Commission Expires: 10-24-88

Notary Public

WILKINS NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

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___.

BOOK 7641 PAGE 101

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 75,982.49.

Danny Mark Wells
Affiant

Subscribed and sworn to before me, this the 31st day of August, 19 88.

My Commission Expires: 10-24-88 _____
Notary Public

PATRICIA WILKINS JR. NOTARY PUBLIC AT LARGE STATE

2819 08/31 0101 03CHECK 257.30

WARRANTY DEED

from:
Joe F. Culp and wife, Pamela S. Culp

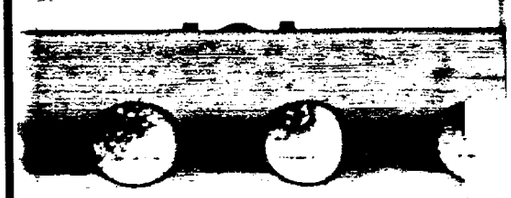
to:
Danny Mark Wells

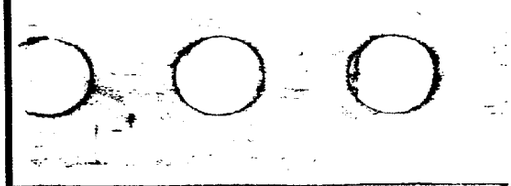
AUG 31 2 39 PM '88

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

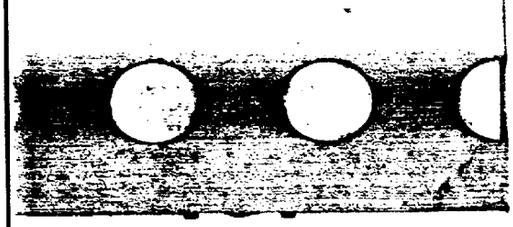
6377

TN-27673









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7641 PAGE 102

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CASH 75982.49
CON TX 250.80
PRFEE 0.50
WDEED 6.00
TOTAL 257.30
CHECK 257.30

08/31/88 01 14:40 0001 2819

636777

IDENTIFICATION REFERENCE

AUG 31 2 39 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 129311