File 1

BOOK 7706 PAGE 861

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,295.27

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 19 88

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
LInda S. Stutts (NAME)	Lomas Mortgage USA, Inc. (NAME)	136-15-0
3579 Gondola Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 660724 (STREET ADDRESS)	089.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Dallas, TX 75266-0724 (CITY) (STATE) (ZIP)	

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, Charles S. Wells and wife, Elizabeth C. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LInda S. Stutts and Jeff C. Sword

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:

Land in Davidson County, Tennessee, being Lot No. 70-B of the Zone Lot Division of Lots Lots 69 thru 72 on the Plan of Chelsea of Priest Lake, Section 1-A, as of record in Plat Book 6250, Page 88, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles S. Wells and wife, Elizabeth C. Wells by deed from Michele J. Ramage Manning and husband Chris Manning, of record in Book 7426, Page 1, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Tennessee Housing Development Agency of record in Book 6465, Page 660, said Register's Office with a present unpaid balance of approximately $54,996.27, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

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unimproved ( )
This is improved (XX) property, known as 3579 Gondola Drive, 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 16th day of November, 19 88

Charles S. Wells

Elizabeth C. Wells

STATE OF TENNESSEE
Davidson County

BOOK 7706 PAGE 862

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles S. Wells and wife, Elizabeth C. Wells

the bargainors, 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 seal at Antioch, Tennessee, this 16th day of November, 19 88.

Commission Expires 1-20-1990

Richard C. Merrell Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he, as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____ _____ Notary Public

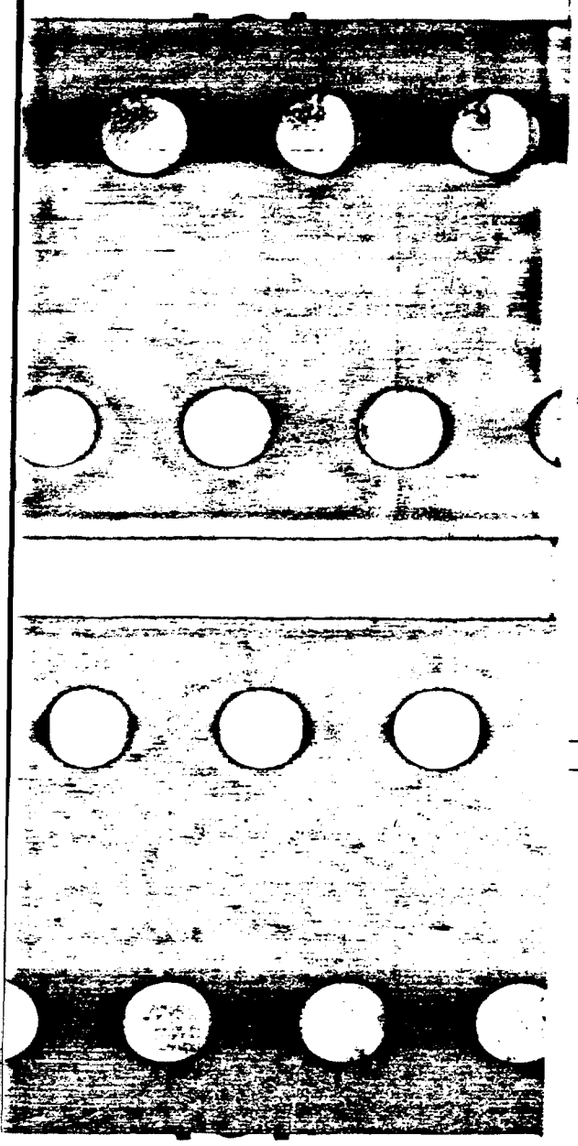
WARRANTY DEED

FROM
Charles S. Wells and wife, ~~Elizabeth C. Wells~~

TO
Linda S. Stutts and Jeff C. Sword

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

8982 11/18 0101 03CHECK 188.99



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

RECEIVED OF _____

FOR _____

BOOK 7706 PAGE 863

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	55295.27
			CON TX	182.49
			PRFEE	0.50
			WDEED	6.00
			TOTAL	188.99
			CHECK	188.99
11/18/88	01		09:46 0001	8982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86602

Nov 18 9 46 AM '88

No. 155530