BOOK 7712 PAGE 107

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,995.06

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 19 88

Notary Public

MY COMMISSION EXPIRES December 29, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
MICHAEL JOHN A. KING	LEADER FEDERAL MORTGAGE, INC.	4D-44705
(NAME)	(NAME)	
1206 OVERTON STREET	P.O. BOX 275	53-3-72
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
OLD HICKORY , TN 37138	MEMPHIS, TN 38101-0275	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, JIMMY A. WELLS AND WIFE, MELISSA ANN HUDSON WELLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL JOHN A. KING , unmarried

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 NUMBER 27, SECTION "B", VILLAGE OF OLD HICKORY, AS SHOWN ON THE PLAT OF RECORD IN BOOK 1424, PAGE 67, SAID REGISTER'S OFFICE, FRONTING 54.0 FEET ON OVERTON STREET, CONTAINING 0.11 ACRES, MORE OR LESS.

SAID LOT NUMBER 27 FRONTS 54 FEET ON THE WESTERLY SIDE OF OVERTON STREET AND EXTENDS BACK 87.9 FEET ON THE NORTHERLY LINE AND 87.8 FEET ON THE SOUTHERLY LINE TO A DEAD LINE MEASURING 54 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JIMMY A. WELLS AND MELISSA ANN HUDSON WITH RIGHT OF SURVIVORSHIP BY DEED OF RECORD IN BOOK 6863, PAGE 128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JIMMY A. WELLS AND MELISSA ANN HUDSON HAVING SINCE MARRIED AND MELISSA ANN HUDSONBEING ONE IN THE SAME PERSON AS MELISSA ANN HUDSON WELLS.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

AS PART OF THE CONSIDERATION HEREFORE IS THE GRANTEE'S ASSUMPTION OF THE DEED OF TRUST OF RECORD IN BOOK 6863, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND UNPAID BALANCE OF THE NOTE THEREBY SECURED IN THE ORIGINAL PRINCIPAL AMOUNT OF $54,702.00, NOW PAYABLE TO LEADER FEDERAL MORTGAGE, INC., WHICH INDEBTEDNESS MICHAEL JOHN A. KING HEREBY ASSUME AND AGREE TO PAY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID NOTE AND DEED OF TRUST.

This is improved X property, known as 1206 OVERTON STREET , OLD HICKORY , TN , 37138
(unimproved)
(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 23rd day of November, 19 88

JIMMY A. WELLS: Jimmy A. Wells

MELISSA ANN HUDSON WELLS: Melissa Ann Hudson Wells

STATE OF TENNESSEE
County of DAVIDSON

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Personally appeared before me, JIMMY A. WELLS AND WIFE, MELISSA ANN HUDSON WELLS

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 1988

Commission expires December 29, 1990

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ 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

Commission expires

Notary Public

8849

FILED FOR RECORD
DAVIDSON CO., TN.
Nov 28 12 54 PM '88
REGISTER OF DEEDS

LIFT FOR REFERENCE

WARRANTY DEED

FROM

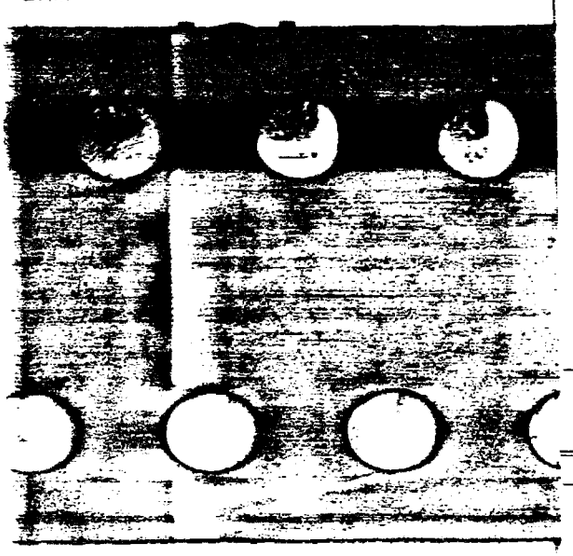
JIMMY A. WELLS, et ux

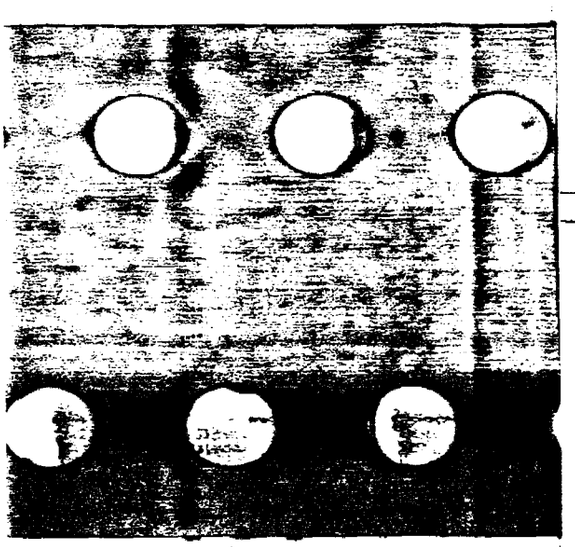
TO

MICHAEL JOHN A. KING, unmarried

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

1211 11/28 0101 03CHECK 204.50





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 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

CAMT	59995.06
CON TX	198.00
PRFEE	0.50
WDEED	6.00
TOTAL	204.50
CHECK	204.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID [illegible] 0001 1211

8.8499

IDENTIFI REFERENCE

Nov 28 12 54 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 157730