mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike 0397 01/17 0101 03CHECK 296.90
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Wayne Reed & Robert J. Wellerding a Tennessee Partnership 5600 Granny White Pike Brentwood, TN 37027	Same as New Owner	Map 104-16 Parcel 83 08830 24W

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DOUGLAS S. BELL, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said WAYNE REED and ROBERT J. WELLERDING, a Tennessee Partnership, hereinafter referred to as 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 the westerly half of the Lot No. 126 on the revised plan of George W. Blair's subdivision of Belmont Heights as of record in Book 332, page 117, said Register's Office.
>
> SAID part of Lot No. 126 fronts 50 feet on the northerly side of Ashwood Avenue and runs back between parallel lines 175 feet to an alley.
>
> BEING the same property conveyed to Douglas S. Bell by deed from Paul B. Bell, et ux, Betty T. Bell, of record in Book 7231, page 953, Register's Office for Davidson County, Tennessee.

SAID property having an address of 1916 Ashwood Avenue, Nashville, Tennessee 37212.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

FEE $ 2.00 RECORDED
JAN 17 8 47 AM '89
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

0 1 6 4 7.

1. 1989 taxes which are a lien not yet due and payable and which have been prorated and will be paid in full by the GRANTEES when due; and,

2. Such matters as may appear on the Plan of Record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

And I, the GRANTOR, do further covenant and bind myself, 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.

WITNESS my hand on this the 13th day of January, 1989.

Douglas S Bell
DOUGLAS S. BELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS S. BELL, 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 the 13th day of January, 1989.

Deborah K. Bell
NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

DEBORAH K. BELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

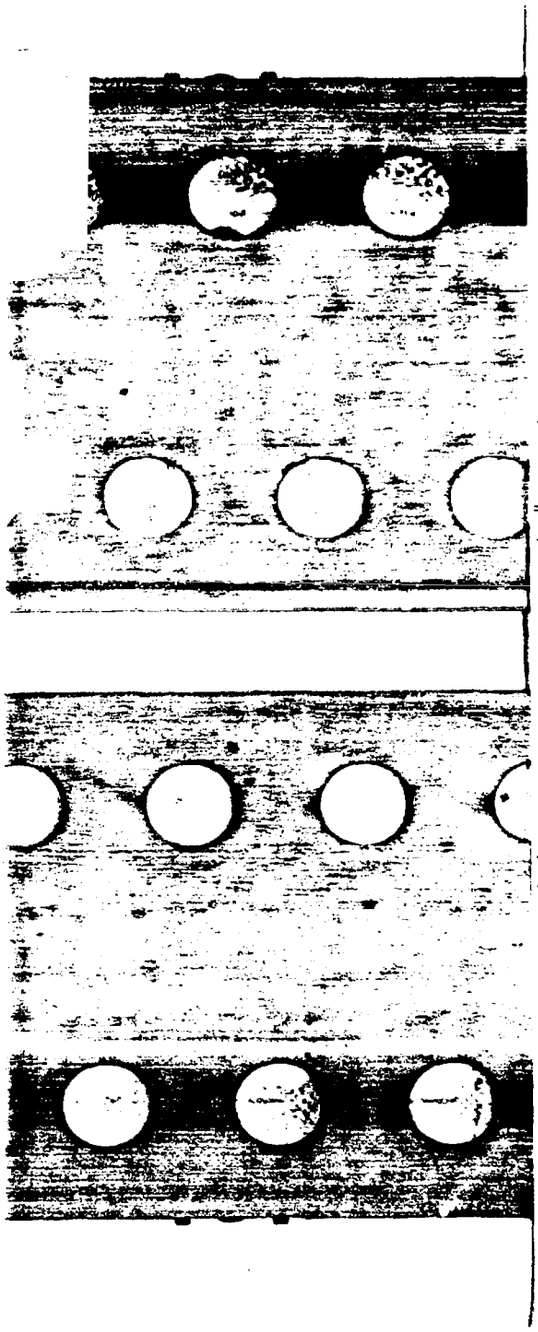
Wayne Hunt
Affiant

Sworn to and subscribed before me, this the 13th day of January, 1989.

Deborah K. Bell
NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

DEBORAH K. BELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 7752 PAGE 137

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 88000.00
CON TX 290.40
PRFEE 0.50
WDEED 6.00
TOTAL 296.90
CHECK 296.90

01/17/89 01 08:48 0001 6397

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01647

IDENTIFI REFERENCE

JAN 17 8 47 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173052