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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 1989.

Notary Public

MY COMMISSION EXPIRES 10-[illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Robert S. Biscan & Company (NAME)	Same (NAME)	136-11-64.00 Lot 6: 2D-76808
2250 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	136-11-66.00 Lot 8: 2D-76810
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	136-11-67.00 Lot 9: 2D-76811

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, Jr. and wife, Johnnie Elizabeth C. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert S. Biscan & Company

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 Lots Nos. 6, 8, and 9 of the Final Plat of Priest Lake Park, Section 9, of record in Plat Book 6900 Page 452 , said Register's Office, to which Plat reference is herein made for a more complete and accurate legal description.

BEING part of the same property conveyed to Charles S. Wells, Jr. and wife, Johnnie Elizabeth C. Wells, by deed from Randall Phillips Builders, Inc., of record in Book 7311, Page 290, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc., now known as Phillips Builders, Inc. by Articles of Merger, of record in Book 7298, Page 203, Register's Office for Davidson County, Tennessee.

The said Charles S. Wells, Jr. and Charles C. Wells, Jr. are one and the same person.

The said Johnnie Elizabeth C. Wells and John Elizabeth C. Wells are one and the same person.

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

6160 03/16 0101 03CHECK 201.20

unimproved (X)
This is improved ( ) property, known as Lot 6: 3616 Peninsula Court; Lot 8 3617 Peninsula Court; Lot 9: 3613 Peninsula Court (House Number) (Street) Nashville, TN 37217 (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 15th day of March, 1989

Charles S. Wells, Jr.

Johnnie Elizabeth C. Wells
By: Johnnie Elizabeth C. Wells
Charles S. Wells, Jr., Atty in Fact

STATE OF TENNESSEE
Davidson County

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

or proved to me upon the basis of satisfactory evidence the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of March 1989

Commission expires 10-9-91

Notary Public

SHIRLEY DAVIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Charles S. Wells, Jr. et ux

TO
Johnnie Elizabeth C. Wells

IDENTIFICATION REFERENCE
Robert S. Biscan & Company

16 9 53 [illegible]

FELIX E. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENNESSEE

1 6 8 3 3

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

State of Tennessee
County of Davidson

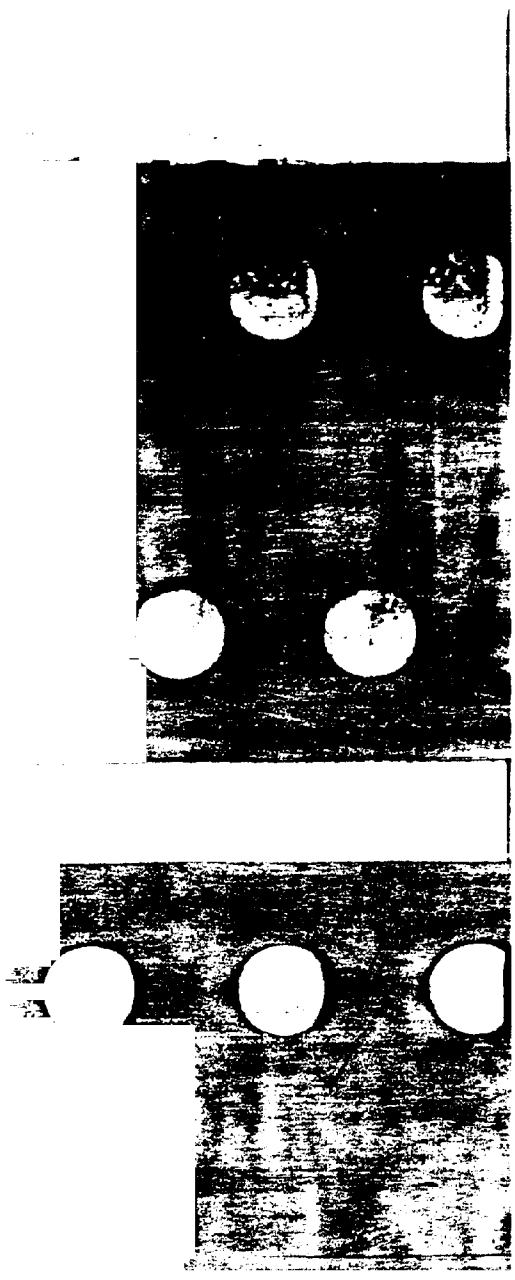
On this 15th day of March, 1989, before me personally appeared Charles S. Wells, Jr., to me known to be the person who executed the foregoing instrument in behalf of Johnnie Elizabeth C. Wells, and acknowledged that he executed the same as the free act and deed of the said Johnnie Elizabeth C. Wells.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of March, 1989.

Notary Public

SHIRLEY DAVIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: 10-9-91



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 59000.00
CON TX 194.70
PRFEE 0.50
WDEED 6.00
TOTAL 201.20
CHECK 201.20
03/16/89 01 09:56 0001 6160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16833

IDENTIFICATION REFERENCE

Mar 16 9 53 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190685