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FORM NO. WD-1

.14577

IDENTIF. TREFERENCE

MAR 29 2 28 PM '90

DAVIDSON COUNTY TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 1990

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 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
Allen Earps Builders, Inc. (NAME)	Metropolitan Federal Savings and Loan Assoc. (NAME)	136-11-0
3031 Smith Springs RD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	059.00/061.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	(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, Jr. and wife, Johnnie Elizabeth C. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen Earps Builders, Inc.

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. 1 and 3 on the Final Plat of Priest Lake Park, Section Nine of record in Plat Book 6900, Page 452, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Charles S. Wells, Jr., and wife, Johnnie Elizabeth C. Wells by deed of record in Book 7311, Page 290, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Johnnie Elizabeth C. Wells by Charles S. Wells, Jr. as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7317, Page 257, in the Register's Office for Davidson County, Tennessee.

This is { unimproved / improved } { X / XX } property, known as Priest Lake Drive & Peninsula Ct, Nashville, TN 37217
(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 hands this 28th day of March, 19 90

Charles S. Wells, Jr.

Johnnie Elizabeth C. Wells
By: Johnnie Elizabeth C. Wells
Charles S. Wells, Jr. Attorney-in-fact
Charles S. Wells, Jr. Atty-in-fact

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STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 28th day of March, 19 90.

Notary Public

Commission Expires October 9, 1991

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____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Charles S. Wells, Jr. and wife, Johnnie Elizabeth C. Wells

TO
Allen Earps Builders, Inc.

6910 03/29 0501 03CHECK 129.10

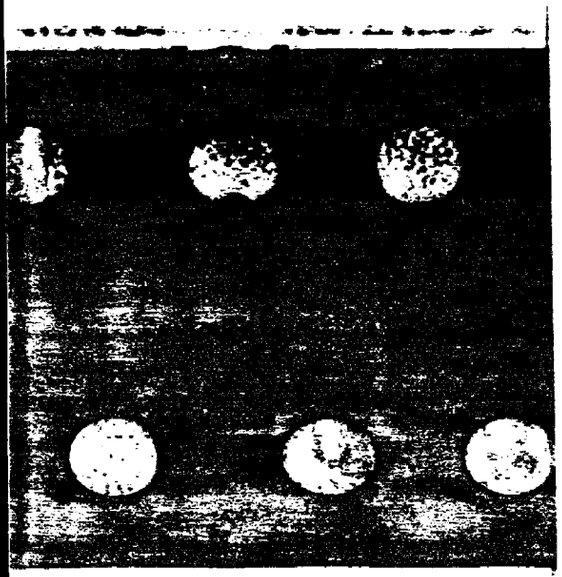
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

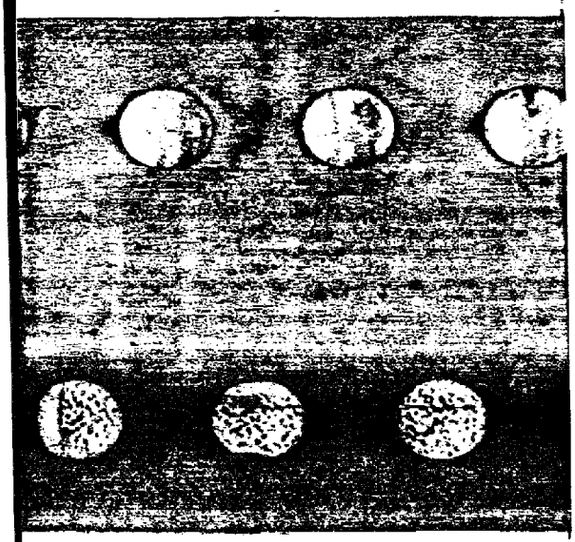
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 1990 before me personally appeared Charles S. Wells, Jr., the person who executed the foregoing instrument on 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, through Power of Attorney granted him by the said Johnnie Elizabeth C. Wells.

Commission expires: 10-9-91

Notary Public





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 37000.00
CON TX 122.10
PRFEE 1.00
WDEED 6.00
TOTAL 129.10
CHECK 129.10

03/29/90 01 14:27 0001 6910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11457.7

IDENTIFICATION REFERENCE

MAR 29 2 28 PM '90

DAVIDSON COUNTY TN.

No. 305323