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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Alexander C. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 1990.

Notary Public

MY COMMISSION EXPIRES: 5/[illegible]

(AFFIX SEAL)

~~FILE BOX 24~~

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS Alexander C. Wells, M.D. and wife, Dorothy M. Wells	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES Same	MAP-PARCEL NUMBERS Map 92-1
(NAME)	(NAME)	Par. 9
3961 Drakes Branch Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	08DA-14680
Nashville, TN 37218		
(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. Peoples Federal Savings and Loan Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alexander C. Wells, M.D. and wife, Dorothy M. Wells

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:

BEING Lot No. 8 on the Map of George I. Waddey's State Normal Subdivision, of record in Book 421, page 149, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 50 feet on the westerly side of 37th Avenue North and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Peoples Federal Savings and Loan Association by deed from Dyke Tatum, Substitute Trustee, of record in Book 7963, page 701, Register's Office for Davidson County, Tennessee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1990 have been pro-rated and assumed by Grantee(s).

This is unimproved (Xx) improved ( ) property, known as 1121 37th Avenue North, Nashville, TN 37209
(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 my hand this 12th day of April, 1990

Peoples Federal Savings and Loan Association

By: Allen D. Hammer
Vice Preside[illegible]

STATE OF TENNESSEE /
_____ COUNTY /

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Personally appeared before me, _____
(Name of natural person executing the instrument)

_____

_____

_____

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, at office, this _____ day of _____ 19_____.

My Commission Expires _____ _____
Notary Public

_____ STATE OF ~~TENNESSEE~~ PENNSYLVANIA
_____ COUNTY /

(AFFIX SEAL)

Personally appeared before me, Allen D. Hammer, Vice President
(Name of officer) (Offical capacity of officer)
of Peoples Federal Savings
and Loan Association

_____

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, and who further acknowledged that __ he__ is the

Vice President of Peoples Federal Savings
("attorney-in-fact" or "president" or "general partner")

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 9 day of April, 19 90.

My Commission Expires _____

Notarial Seal
Jean Locke, Notary Public
Arnold, Westmoreland County
My Commission Expires April 12, 1994
Member, Pennsylvania Association of Notaries

_____
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

Peoples Federal Savings
and Loan Association

TO

Alexander C. Wells, M.D.
and wife, Dorothy M. Wells

18540

IDENTIF. REFERENCE

APR 12 3 09 PM '90

DAVIDSON COUNTY TN.

RUSH

0785 04/12 0101 CHECK 56.50

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

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 15000.00	
			CON TX 49.50	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 56.50	
			CHECK 56.50	
04/12/90	01		15:06 0001 0785	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8540

IDENTIF. REFERENCE

APR 12 3 09 PM '90

DAVIDSON COUNTY TN.

No. 309905