THIS INSTRUMENT PREPARED BY:
P. V. Jackson, III, Attorney
P. O. Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #:
Dennis J. and Pamela Wells 131 Belle Forest Circle Nashville, Tennessee 37221	Same	155-2-A 12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $34,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of May, 1990.

NOTARY PUBLIC
My Commission Expires: 9-26-92

For and in consideration of the sum of Thirty-Four Thousand Dollars ($34,000.00), the receipt of which is hereby acknowledged, the undersigned Grantor, Jeff G. Jones, an unmarried man, has bargained and sold and does hereby transfer and convey to the Grantees, Dennis J. and Pamela Wells, hereinafter referred to as Grantees, and to the said Grantees' heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 12 on the Plan of Montcastle Estates of record in Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is here made, together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk & Company dated June 8, 1987.
>
> Being part of the same property conveyed to Jeff G. Jones by deed from Wallace E. Williams and wife, Mary Castleman Williams, of record in Book 7070, page 37, said Register's Office.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in the Declarations Of Covenants, Conditions And Restrictions For Montcastle Estates, of record in Book 7170, page 926, as amended in Book 7260, page 295, said Register's Office.

Further, this conveyance is made subject to 1990 taxes, but said taxes will be paid by Grantor.

This is unimproved property known as Lot No. 12, Montcastle Estates, Poplar Creek Road, Nashville, Tennessee 37221, and has never been used by Grantor as a residence.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantees and the said Grantees' heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for taxes for the year 1990. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, and to the said Grantees' heirs and assigns, against the lawful claims of all persons.

Witness Grantor's signature this 8th day of MAY, 1990.

JEFF JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

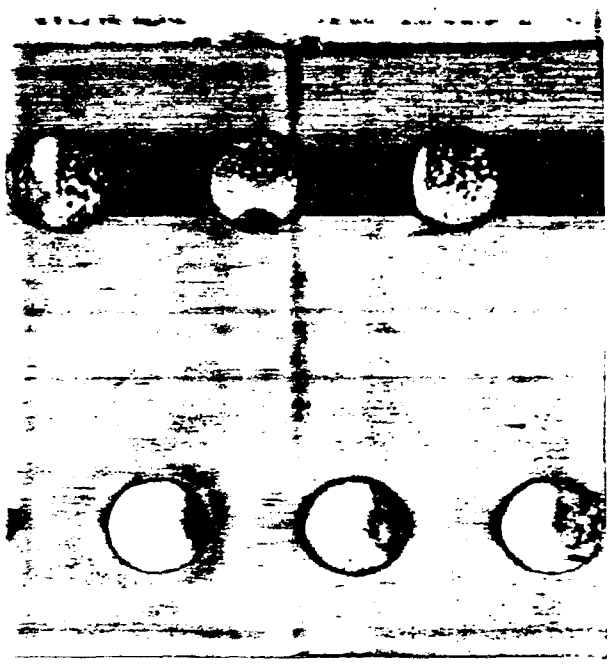
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFF JONES, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

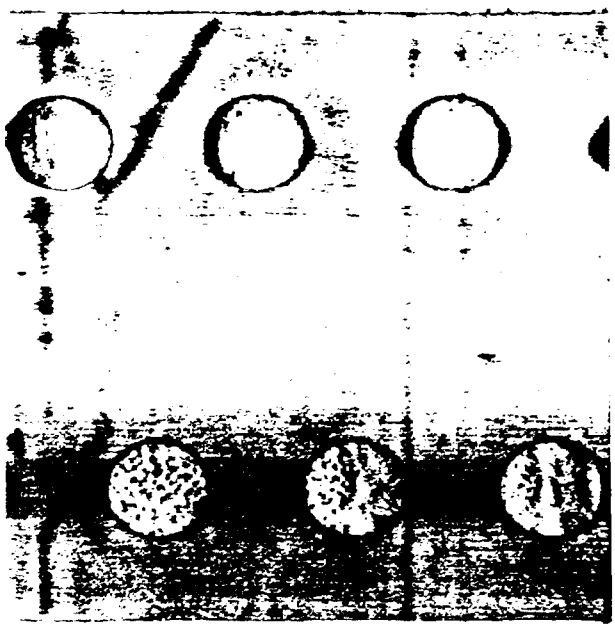
Witness my hand and official seal at Nashville, Tennessee this 8 day of May, 1990.

NOTARY PUBLIC
My Commission Expires: 9-26-92

2623

MAY 15 9 45 AM '90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8109 PAGE 9

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	34000.00
			CON TX	112.20
			PRFEE	1.00
			WDEED	6.00
			TOTAL	119.20
			CHECK	119.20

05/15/90 01 09:47 0001 1557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26203

IDENTIFICATION REFERENCE

MAY 15 9 45 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 319011