B216

plb223/lrn:9/4/90

FROM: RUBY T. CRAIN A/K/A MAXINE T. CRAIN, AN UNMARRIED PERSON

TO: MARY AVERY WELLS AND JAMES ALLEN WELLS, AN UNMARRIED PERSON

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE COMMERCE PLACE NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Mary Avery Wells and James Allen Wells	SAME	Map 132-9 Parcel 92
4410 Cadillac Avenue Nashville, Tennessee 37204		

6480 09/06 0101 03CHECK 229.45

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $66,500.00.

James A. Wells
Affiant

Subscribed and sworn to before me, this the 5th day of September, 1990.

Jon E. Hastings
Notary Public

NOTARY PUBLIC AT LARGE

My Comm. Expires: 7/24/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Ruby T. Crain a/k/a Maxine T. Crain, an unmarried person, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Mary Avery Wells and James Allen Wells, an unmarried person, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 4410 Cadillac Avenue, Nashville, Tennessee 37204.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

55260

SEP 6 11 23 AM '90

WITNESS my hand this the 5th day of September, 1990.

Maxine T. Crain by Carol H. Sauve Atty-in-Fact
Maxine T. Crain by Carol H. Sauve as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of September, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carol H. Sauve, to me known to be the person who executed the foregoing instrument in behalf of Maxine T. Crain, and acknowledged that she executed the same as the free act and deed of the said Maxine T. Crain, as attorney in fact.

Witness my hand and official seal at Nashville Tennessee this 5th day of September, 1990.

Jon E. Hastings
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE JON E. HASTINGS

My Commission Expires: 7/24/93

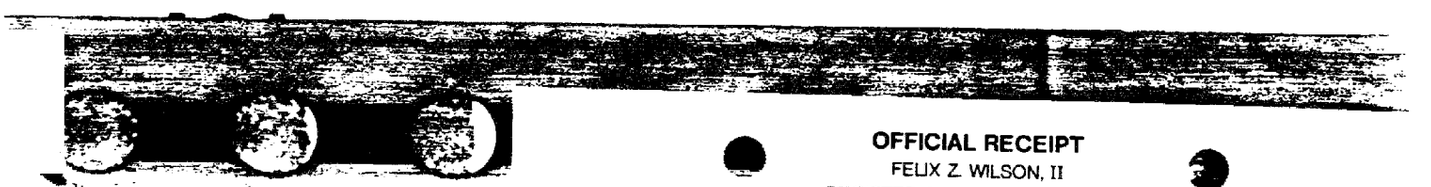
EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of the Subdivision of certain lots in Oak Hill Subdivision No. 1 as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 85 feet on the east side of Cadillac Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Robert L. Crain and wife, Ruby T. Crain, by deed from Charles T. Balthrop and wife, June Masker Baltrop, of record in Book 1716, page 75, Register's Office for said County. The said Robert L. Crain having since died.

The above property is conveyed subject to 1990 Metropolitan Government taxes.



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

RECEIVED OF _____

FOR _____

BOOK 8190 PAGE 321

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 66500.00
CON TX 219.45
PRFEE 1.00
MOEED 9.00
TOTAL 229.45
CHECK 229.45

09/06/90 01 11:23 0001 6480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55260

IDENTIFICATION REFERENCE

SEP 6 11 21 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 353161