This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Stephen E. Wells Jr. and Judith G. Wells
4711 Lori Dr.
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sovran Mortgage Corporation
201 East Cary Street
Richmond, Virginia 23219-3736

MAP AND PARCEL:
MAP 148-12
PARCEL 13
02DU-15940

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Pat Nichol, Executor of the Estate of Fannie Mai Bellenfant Sneed, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen E. Wells Jr. and wife, Judith G. Wells, as tenants by the entirety, , 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. 29, Lori Heights, of record in Book 3106, Page 123, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Fannie B. Poteet, unmarried, by deed from A. S. Rader and wife, Mary Ellen Rader of record in Book 3766, Page 307, Register's Office for Davidson County, Tennessee.

Fannie B. Poteet and Fannie Mai Bellenfant Sneed is one in the same person. The said Fannie Mai Bellenfant Sneed is now deceased as evidenced by Will of record in Will Book 172, Page 294, Probate Court for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3407, Page 195, said Register's Office.

This conveyance is subject to a public utility easement and minimum building setback line of record in Book 3106, Page 123, said Register's Office.

This is improved property known as 4711 Lori Dr., Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen E. Wells Jr. and wife, Judith G. Wells, their heirs and assigns, forever; and we, Pat Nichol, Executor 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 shall include the plural, the plural the singular, and the use of any gender shall

be applicable to all genders.

Witness our hands this the 22nd day of March, 1991.

Pat Nichol, Executor of the Estate of Fannie Mai Bellenfant Sneed.

Pat Nichol, Executor of the Estate
of Fannie Mai Bellenfant Sneed

6419 03/26 0101 03CHECK 185.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Pat Nichol, Executor of the Estate of Fannie Mai Bellenfant Sneed, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of March, 1991.

NOTARY PUBLIC

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 54,000.00.

Judith L. Wells
AFFIANT

Subscribed and sworn to before me this 22nd day of March, 1991.

NOTARY PUBLIC
My Commission Expires: 5-22-93

0 1 6 1 0

IDENTIF. TREFERENCE

MAR 26 8 41 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8316 PAGE 156

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 54000.00
CON TX 178.20
PRFEE 1.00
WDEED 6.00
TOTAL 185.20
CHECK 185.20

03/26/91 01 08:41 0001 6419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01610

IDENTIF. REFERENCE

MAR 26 8 41 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 407160