BOOK 8378 PAGE 969

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,622.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 1991

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(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	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Fed W. & Tresa A. Reynolds (NAME)	C&S Real Estate Services, Inc. (NAME)	Map 136-06
3524 Colony Point West (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	Par. 49
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	02DX-00651

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. Charles S. Wells, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fed W. Reynolds and wife, Tresa A. Reynolds

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. 252 on the Plan of Priest Lake Park, Section 5, of record in Book 4460, pages 174, 175 and 176, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Charles S. Wells, Jr. by Quitclaim Deed from Frank Arthur Tucker III and wife, Missy Wells Tucker of record in Book 8279, page 613, Register's Office for Davidson County, Tennessee.

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

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by C&S Real Estate Services, Inc. of record in Book 8014, page 258, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

24026

IDENTIFICATION REFERENCE

JUN 20 9 39 AM '91

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

5894 06/20 0101 03CHECK 375.28

THIS conveyance subject to restrictive covenants of record in Book 4698, page 969; and such easements and setback lines of record in Plat Book 4460, pages 174, 175 and 176, said Register's Office.

John Elizabeth C. Wells joins in the execution of this instrument to convey whatever rights, especially marital rights she may have.

unimproved ( )
This is improved (X) property, known as 3524 Colony Point West Nashville, TN
(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 Whereever 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 hand s this 14th day of June, 19 91

Charles S. Wells, Jr.

John Elizabeth C. Wells

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 8378 PAGE 970

Personally appeared before me, Charles S. Wells, Jr. and John Elizabeth C. Wells
(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 t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 14th day of June 19 91.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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

_____
("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 _____ day of __ _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Charles S. Wells, Jr.

TO
Fed W. Reynolds and wife,
Tresa A. Reynolds

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 _____

BOOK 8378 PAGE 971

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
111622.42
CON TX 368.28
PRFEE 1.00
WDEED 6.00
TOTAL 375.28
CHECK 375.28

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/20/91 01 09:40 0001 5894

24026

IDENTIFICATION REFERENCE

JUN 20 9 39 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 432905