STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 59,500.00

Subscribed and sworn to before me, this the 27th day of September 19 91

My Commission expires: 9-24-94 (Affix Seal)

Affiant: Eric D. Wells

Notary Public: Carol Page

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: MORTGAGEE
Eric D. Wells	ATLANTIC COAST MORTGAGE COMPANY
2657 Barclay Drive	12700 Fair Lakes Circle, Ste 400
Nashville, TN 37206 (STREET ADDRESS)	Fairfax, Virginia 22033 (STREET ADDRESS)
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 83-16-45 15DA42385

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Byron J. Bean and wife, Mildred J. Bean

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Eric D. Wells, Married

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 241 on the Plan of Fortland Park, Section 3, Addition 1, of record in Plat Book 3100 at page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Byron V. Bean and wife, Mildred J. Bean by deed recorded in Book 3947 at page 171, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record.

5.2281'

IDENTIFICATION REFERENCE

Oct 4 12 07 PM '91

THIS IS IMPROVED PROPERTY KNOWN AS 2657 Barclay Drive, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hand s this 27th day of September, 19 91

Byron J. Bean

Mildred J. Bean

State of Tennessee
County of Davidson

BOOK 8458 PAGE 300

On this 27th day of September, 19 91, before me personally appeared Byron J. Bean and wife, Mildred J. Bean to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My commission expires: 9/24/94

Carol Page
Notary Public
Carol Page

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

1-2468

WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.

0451 10/04 0101 03CHECK 227.15

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8458 PAGE 301

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 59500.00
CON TX 220.15
PRFEE 1.00
WDEED 6.00
TOTAL 227.15
CHECK 227.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/04/91 01 12:08 0001 0451

5.2281.

IDENTIFICATION

Oct 4 12 07 PM '91

No. 465255