ADDRESS NEW OWNER(S) AS FOLLOWS:

Richard Waqner

218 Ash Grove Dr.

Nashville, TN 37211

SEND TAX BILLS TO:

Bailey Mortqage Company
Security Centre North

200 South Lamar Street
P. O. Box 1389
Jackson, Mississippi 29215-1389

MAP/PARCEL NUMBERS:

162-10-0 217.00

RECORDERS MEMO:
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

For and in consideration of the sum of Eighty Eight Thousand Seventeen and 54/100 Dollars ($88,017.54),

Daniel K. Wells

has bargained and sold, and by these present does transfer and convey unto the said Richard Waqner, unmarried, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Hickory View Subdivision, Section 4, as of record in Book 6900, Page 373, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel K. Wells by deed from Lawrence M. Miller and wife Sheron A. Miller of record in Book 8195, Page 286, Register's Office for Davidson County, Tennessee.

This conveyance is made expressly **subject to** a Deed of Trust executed by Lawrence M. Miller and wife Sheron A. Miller to R. Conner McAllister, to secure to Bailey Mortgage Company a note in the original amount of $81,950.00, dated January 19, 1989; the said Deed of Trust appears of record at Book 7758, Page 835, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 218 Ash Grove Dr., Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. And I covenant with the said GRANTEE that I am 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 I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 my hand this 25th day of February, 1993.

Daniel Wells
Daniel K. Wells

The undersigned Nina Adel Wells joins in this deed for the purpose of conveying any marital interest she may have in the subject Property.

Nina Adel Wells
Nina Adel Wells

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 Daniel K. Wells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledges that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 25th day of February, 1993.

Isabel Sirvia Lewis
Notary Public

My Commission Expires: March 23, 1996

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 Nina Adel Wells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge(s) that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of February, 1993.

Isabel Sirvia Lewis
Notary Public

My Commission Expires: March 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $88,017.54. This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard Wagner

Sworn to and subscribed before me this 25th day of February, 1993.

Isabel Sirvia Lewis
Notary Public

My Commission Expires: March 23, 1996

THIS INSTRUMENT PREPARED BY:
CHAFFIN AND BURNSED
1005 18th Avenue South
Nashville, Tennessee 37212

96 1 7 2

IDENTIFICATION REFERENCE

MAR 1 11 09 AM '93

CLERK & MASTER
DAVIDSON COUNTY, TN

MAIL ENV.

7925 03/01 0101 03CHECK 334.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

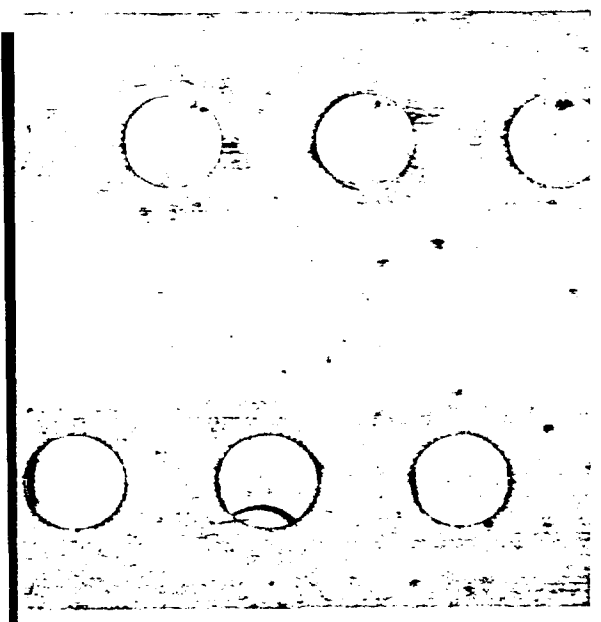
RECEIVED OF _____

FOR _____

BOOK 8875 PAGE 828

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	88017.54		
	CON TX	325.60		
	PRFEE	1.00		
	MREED	8.00		
	TOTAL	334.60		
	CHECK	334.60		
03/01/93	01	11:01 0001	7925	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 1 7 2

IDENTIFICATION REFERENCE

MAR 1 11 03 AM '93

DAVIDSON COUNTY, TN

No. 025517