This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 8884 PAGE 760

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Mike Wells 5401 Sassafras Place Brentwood, TN 37027	Same	#145-13-33

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RICHARD L. HOTCHKISS and wife, ANN M. HOTCHKISS (the "Grantors") have bargained and sold and by these presents do transfer and convey unto the said MIKE WELLS (the "Grantee"), his heirs, successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

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, his heirs, successors and assigns, forever. And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1. Current year real property taxes, a lien but not yet due and payable.

2. Restrictions as shown on the plat of record in Book 5050, page 91, in the Register's Office for Davidson County, Tennessee.

3. Easement(s) and building setback(s) as shown on Plat recorded in Book 5050, page 91, said Register's Office.

4. Restrictions and easements as contained in Book 5304, page 836, said Register's Office.

5. Easement(s) for driveway turnaround, as set forth in instrument recorded in Book 5540, page 998, said Register's Office.

6. Rights of others in and to the easement as set forth in Book 5479, page 498, said Register's Office.

And Grantors do further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

99170

IDENTIFICATION REFERENCE

MAR 10 3 21 PM '93

DAVIDSON COUNTY, TN

TAX 0.00 REC 13.00 DEED

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.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 10th day of March, 1993.

RICHARD L. HOTCHKISS

ANN M. HOTCHKISS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD L. HOTCHKISS and wife, ANN M. HOTCHKISS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of March, 1993.

NOTARY PUBLIC

My Commission Expires: 11/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $365,000.00.

Affiant

Subscribed and sworn before me this 10th day of March, 1993.

NOTARY PUBLIC

My Commission Expires: 11/27/93

BEING that portion of Lot No. 1 on the Plan of Sassafras Subdivision, a plat of which is of record in Book 5050, page 91, Register's Office for Davidson County, Tennessee, as described according to a survey made by Michael V. Holmes and Associates, Inc., as follows:

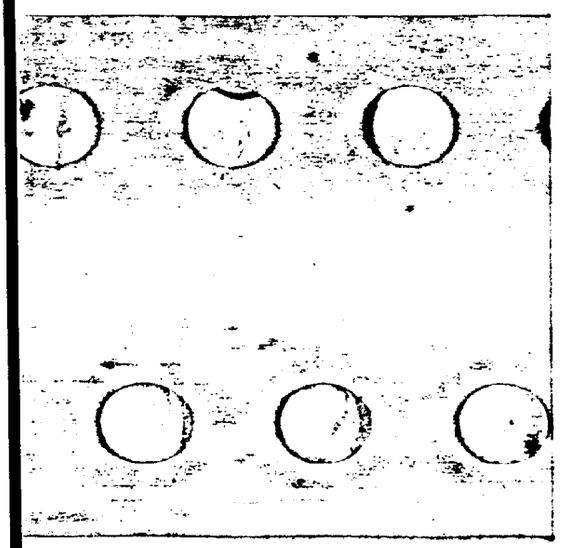
BEING Lot No. 1 on the Plan of Sassafras Subdivision, a plat of which is of record in Book 5050, page 91, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Michael V. Holmes and Associates, Inc., as follows:

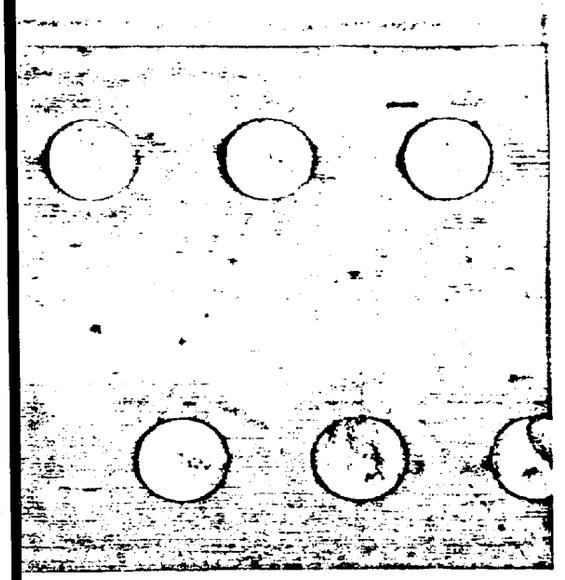
BEGINNING at an iron pin on Jefferson Davis Court, said iron pin being the North East corner of Lot #195, Tyne Valley Estates, Section 10, Book 3700, Page 136, Thence with East line of Lot #195 and West margin of a 50' road access, South 22 deg. 23' 05" West 375.74 feet to an iron pin, the South East corner of Lot #195, and the Northern line of Sassafras Subdivision, recorded in Book 5050, Page 91, thence South 51 deg. 13' 53" East 52.23 feet, thence South 43 deg. 26' 33" East 15.39 feet to the center of a 40 foot private road. Thence with center line of road South 19 deg. 51' West 250.15 feet, thence South 38 deg. 03' West 156.36 feet, thence North 9 deg. 09' 30" West 222.14 feet, thence North 49 deg. 09' 30" West 76.93 feet, thence South 40 deg. 59' 30" West 255.27 feet to point of beginning. Thence leaving center line of said private road North 49 deg. 00' 30" West 93.35 feet to an iron pin in the East line of Lot #161, Tyne Valley Estates, Section 9, Book 3700, Page 65, Register's Office for Davidson County, Tennessee. Thence North 10 deg. 43' 06" East 561.37 feet to an iron pin, being a corner of Lot #162, Tyne Valley Estates, Section 9, Book 3700, Page 65 and a corner of Lot #194, Tyne Valley. Thence South 51 deg. 09' 54" East 458.39 feet along the Southerly boundary of said Tyne Valley Estates to a point. Thence South 51 deg. 13' 53" East 52.23 feet to a point, thence South 43 deg. 26' 33" East 67.66 feet to a monument, being North West corner of Galaxy Estates, recorded in Book 41751, page 77, Register's Office for Davidson County, Tennessee. Thence South 4 deg. 48' 24" West 216.75 along the West boundary of said Galaxy Estates to an iron pin, thence leaving said line South 79 deg. 28' 53" West 412.13 feet to an iron pin. Thence North 49 deg. 00' 30", West 72.71 feet to the POINT OF BEGINNING, containing 5.24 ACRES, according to a survey made by Michael V. Homes & Associates.

IN ADDITION to the absolute conveyance of the above described real property, this instrument also conveys to Grantee, his heirs and assigns, a perpetual but non-exclusive easement for any purpose including, but not limited to ingress, egress and utility installation, in and to the following described tract of real property appurtenant to the above described real property:

BEGINNING at concrete monument in the northeast corner of Lot No. 1 on the Plan of Sassafras Subdivision, a plat of which is of record in Book 5050, page 91, said Register's Office, north 43 deg. 26' 33" west 67.66 feet to a point; thence, north 51 deg. 13' 53" west 52.23 feet to an iron pin; thence, north 22 deg. 23' 05" east 375.74 feet to an iron pin in the southerly right-of-way of Jefferson Davis Court, said iron pin being the northeast corner of Lot No. 195 of Tyne Valley Estates, Section 10, a plat of which is of record in Book 3700, page 136, said Register's Office; thence, with said right-of-way 50.0 feet to an iron pin; thence, leaving said right-of-way south 21 deg. 56' 49" west 269.84 feet to a concrete monument; thence, south 00 deg.27' 00" west 160.0 feet to the point of beginning.

Being the same property conveyed to Richard L. Hotchkiss by warranty deed from James M. Edwards and wife, Nancy Coleman Edwards, of record in Book 5479, page 498, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8884 PAGE 763

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

~~SAMT 1110.00~~
~~CON TX 240.50~~
PRFEE 1.00
WDEED 12.00
~~TOTAL 253.50~~
~~CHECK 253.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
CAMT 1110.00
VOID
CON TX 240.50
CON TX 1350.50
CAMT 365000.00
~~TOTAL 1110.00~~
~~CHECK 1110.00~~

9917.0

IDENTIFICATION REFERENCE

MAR 10 3 21 PM '93

DAVIDSON COUNTY, TN

03/10/93 01 15:22 0001 1171

Total 1,363.50

No. 628711