27-B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Madice Johnson	BarclaysAmerican/Mortgage Corporation	MAP and PARCEL
	Attn: Tax Dept.	
534 Richmar Drive	P.O. Box 1226	146-04-43
Nashville, TN 37211	Charlotte, N.C. 28201	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ronald R. Wells, Sr. and Cheryl A. Shumaker Wells, husband and wife**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Madice Johnson, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 716 on the Plan of Caldwell Hall, Section 12, of record in Plat Book 3300, Page 57, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Ronald R. Wells, Sr. and Cheryl A. Shumaker by deed from Tungwai Chau of record in Book 8576, Page 778, Register's Office, Davidson County, Tennessee.

This is property with a common address of 534 Richmar Drive, Nashville, TN 37211.
The said Cheryl A. Shumaker and Cheryl A. Shumaker Wells are one and the same person.
CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 3300, Page 57, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3376, Page 234, said Register's office; 4) Deed of Trust executed by Tungwai Chau, unmarried, to David J. Guilford, Trustee, of record in Book 8002, Page 542, dated December 6, 1989, and secured to BarclaysAmerican/Mortgage Corporation in the principal amount of $81,483.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by said Deed of Trust.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $92,194.71

Madice Johnson
Affiant

Subscribed and sworn before me this 13th day of April, 1994.

Notary Public

My Commission Expires: 7/23/94

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **13th** day of **April, 1994.**

Ronald R. Wells, Sr.

Cheryl A. Shumaker Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ronald R. Wells, Sr. and Cheryl A. Shumaker Wells, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **13th** day of **April, 1994.**

Notary Public
My Commission Expires: 7/23/96

File No. 9404-112

38931

IDENTIFICATION REFERENCE

94 APR 14 AM 8:33

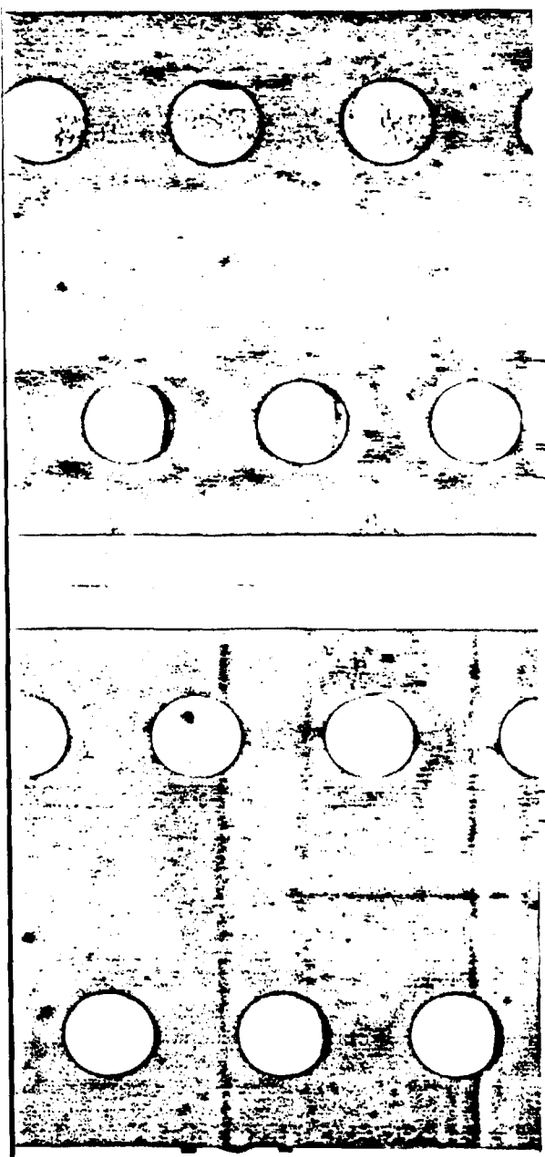
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3903 04/14 0101 03CHECK 350.14

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9311 PAGE 872

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 92194.71
				CON TX 341.14
				PRFEE 1.00
				MDEED 8.00
				TOTAL 350.14
				CHECK 350.14
			04/14/94 01	08:34 0001 3903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38931

IDENTIFICATION REFERENCE

94 APR 14 AM 8:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 779104