BOOK 9415 PAGE 851

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Clifton H South
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 19 94

Notary Public

MY COMMISSION EXPIRES: November 19, 1994
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
CLIFTON H. SOUTH	THIRD NATIONAL BANK IN NASHVILLE	12D 7825
(NAME)	(NAME)	
3418 BRICK CHURCH PIKE	P.O. BOX 305110	50-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE , TN 37207	NASHVILLE, TN 37230-5110	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, WE,

ERNEST C. SNELL, CO-EXECUTOR AND CORA SNELL, CO-EXECUTOR OF THE ESTATE OF SADIE MAI WELLS, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLIFTON H. SOUTH AND WIFE, BARBARA A. SOUTH

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:

A TRACT OF LAND IN THE 12TH, FORMERLY THE 21ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF BRICK CHURCH PIKE AT THE NORTHEAST CORNER OF PROPERTY CONVEYED TO U.O. WELLS AND WIFE, BY DEED FROM E.D WELLS AND WIFE, OF RECORD IN BOOK 2635, PAGE 587, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH WELLS' NORTH LINE NORTH 76 DEG. 35' WEST 313.8 FEET TO WELLS' NORTHWEST CORNER; THENCE WITH HIS WEST LINE SOUTH 13 DEG. 25' WEST 130 FEET TO HIS SOUTHWEST CORNER; THENCE SOUTH 81 DEG. 48' WEST 40 FEET, MORE OR LESS, TO THE EAST LINE OF PROPERTY CONVEYED TO CHARLES A. WHEELER AND LEWIS E. GAINES BY DEED FROM ETHEL M. WELLS AND HUSBAND, OF RECORD IN BOOK 2992, PAGE 350, REGISTER'S OFFICE FOR SAID COUNTY: THENCE WITH THEIR EAST LINE NORTHWARDLY 180 FEET; THENCE SOUTH 76 DEG. 35' EAST 390 FEET, MORE OR LESS, TO THE CENTER LINE OF BRICK CHURCH PIKE, THE POINT OF BEGINNING.
SEE ADDENDUM AND EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.
BEING THE SAME PROPERTY CONVEYED TO U.O WELLS AND WIFE, SADIE MAI WELLS BY DEED FROM ETHEL M. WELLS AND HUSBAND, E.D. WELLS, OF RECORD IN BOOK 2996, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

U.O. WELLS HAVING SINCE DIED ON JANUARY 20, 1985, IN DAVIDSON COUNTY, TENNESSEE.

SADIE MAI WELLS HAVING SINCE DIED ON DECEMBER 10, 1993, IN DAVIDSON COUNTY, TENNESSEE AND, HER WILL PROBATED IN BOOK 188, PAGE 255, PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE.

SADIE MAI WELLS ALSO KNOWN AS SADIE MAE WELLS.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

This is improved X unimproved property, known as 3418 BRICK CHURCH PIKE , NASHVILLE , TN , 37207
(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. 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 21st day of July, 19 94

ERNEST C. SNELL, CO-EXECUTOR: Ernest C Snell Co Executor

CORA SNELL, CO-EXECUTOR: Cora Snell Co Executor

STATE OF TENNESSEE
County of
Personally appeared before me,

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with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day of , 19

Commission expires

Notary Public

STATE OF TENNESSEE
County of SUMNER
Personally appeared before me, ERNEST C. SNELL AND CORA SNELL, IN THEIR CAPACITY AS CO-EXECUTORS FOR THE ESTATE OF SADIE MAI WELLS, DECEASED
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CO-EXECUTORS OF THE ESTATE 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 21ST day of JULY 19 94

Commission expires 11/19/94

W.K. GEORGAS, JR. Notary Public

WARRANTY DEED

FROM
THE ESTATE OF SADIE MAI WELLS, DECEASED

TO
CLIFTON H. SOUTH, ET UX

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

ADDENDUM TO WARRANTY DEED FROM: THE ESTATE OF SADIE MAI WELLS, DECEASED TO CLIFTON H. SOUTH, ET UX

THE LEGAL DESCRIPTION CONTAINED IN THE FOREGOING DEED CONFORMS TO THE PREVIOUS DESCRIPTION OF RECORD. HOWEVER, A MORTGAGE LOAN INSPECTION DATED JULY 12, 1994, BY CAMPBELL, McREA AND ASSOC., SURVEYING INC., JOB NO. 93-14-1, REVEALS THAT THE CALLS AS SET FORTH IN SAID DESCRIPTION ARE NOT IN ORDER AND THAT THE FOLLOWING DESCRIPTION WOULD BE MORE ARTICULATE AND ALSO CONFORM TO SAID MORTGAGE LOAN INSPECTION, A COPY OF WHICH IS HEREBY ATTACHED HERETO AS EXHIBIT "A", FOR REFERENCE PURPOSES ONLY.

BEGINNING IN THE CENTER OF BRICK CHURCH PIKE AT THE NORTHEAST CORNER OF PROPERY CONVEYED TO U.O. WELLS AND WIFE, BY DEED FROM E.D. WELLS AND WIFE, OF RECORD IN BOOK 2635, PAGE 587, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH WELLS' NORTH LINE NORTH 76 DEG. 35' WEST 313.8 FEET TO THE WELLS' NORTHWEST CORNER; THENCE SOUTH 81 DEG. 48' WEST 40 FEET MORE OR LESS, TO THE EAST LINE OF PROPERTY CONVEYED TO CHARLES A WHEELER AND LEWIS E. GAINES BY DEED FORM ETHEL M. WELLS AND HUSBAND, OF RECORD IN BOOK 2992, PAGE 350, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THEIR EAST LINE NORTHWARDLY 180 FEET; THENCE SOUTH 76 DEG. 35' EAST 390 FEET MORE OR LESS TO THE CENTER LINE OF BRICK CHURCH PIKE; THENCE RUNNING WITH THE CENTER LINE OF BRICK CHURCH PIKE SOUTH 13' DEG. 25' WEST 130 FEET TO THE WELLS' NORTHWEST CORNER, THE POINT OF BEGINNING.

Ernest C. Snell Co-Executor
ERNEST C. SNELL, CO-EXECUTOR

Cora Snell Co-Executor
CORA SNELL, CO-EXECUTOR

74065

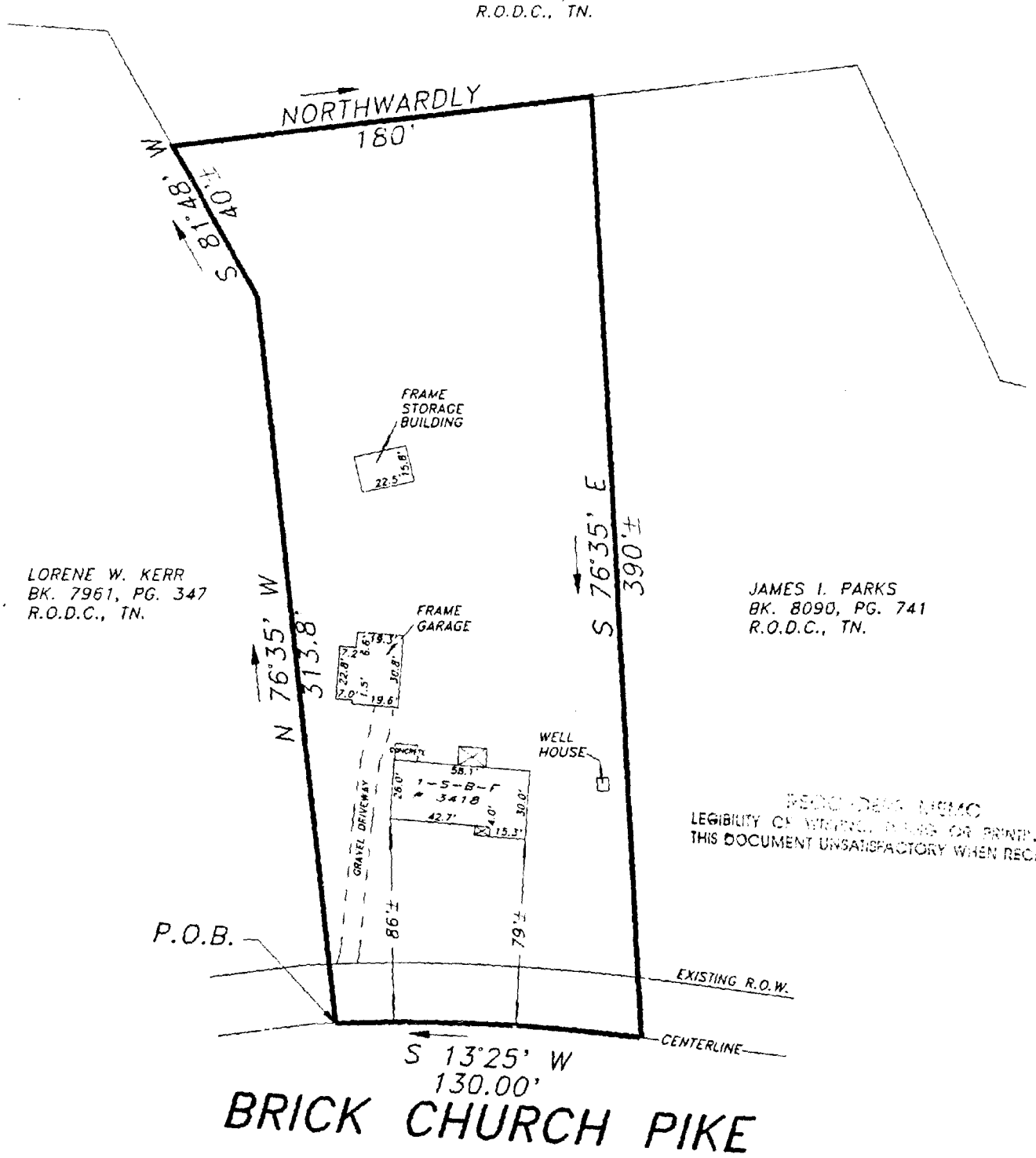
94 JUL 25 AM 8:36

FELIX A. JOHNSON REGISTER
DAVIDSON COUNTY, TN.

0142 07/25 0101 03CHECK 239.00

EXHIBIT A
WARRANTY DEED
THE ESTATE OF SADIE MAI WELLS, DECEASED, TO CLIFTON H. SOUTH, ET UX

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PHOTOCOPY MADE
LEGIBILITY OF WRITINGS, PRINTING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

MORTGAGE LOAN INSPECTION

A tract of land on the westerly side of Brick Church Pike being all of the property described in Book 2996, Page 33 of the Davidson County Registrars Office.

A one story brick and frame dwelling known as 3418 Brick Church Pike, Nashville, Tennessee, 37207 occupies the above described parcel and is located as shown.

THERE ARE NO ENCROACHMENTS.

ZONE "A" MAP 470040 0157C DATED 6-2-93
THIS PROPERTY IS LOCATED IN F.E.M.A. / F.I.R.M FLOOD HAZARD AREA BY MAPS AVAILABLE TO ME AT THIS TIME.

PREPARED FOR THIRD NATIONAL

NEW OWNERS CLIFTON H. & BARBARA A. SOUTH

CENSUS TRACT 109.02

DATE 7-12-94 SCALE 1"= 60'

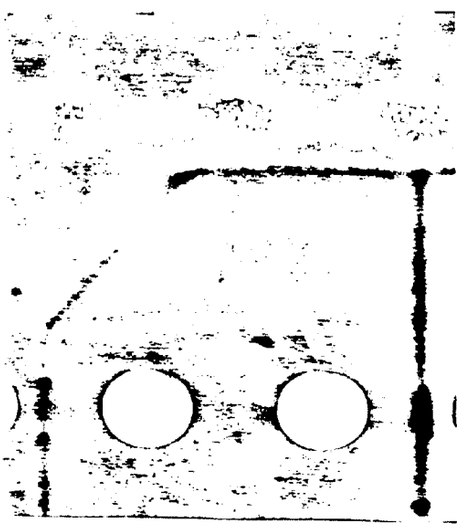
THIS MORTGAGE LOAN INSPECTION SHOULD NOT BE REPRESENTED TO BE A LAND OR LOT SURVEY. IT WAS DONE FOR THE MORTGAGE LENDERS USE ONLY AT THEIR REQUEST. DO NOT RELY ON THIS FOR CONSTRUCTION OF FENCES OR EXACT PROPERTY LINE LOCATIONS. NO CORNERS WERE SET OR RESET.

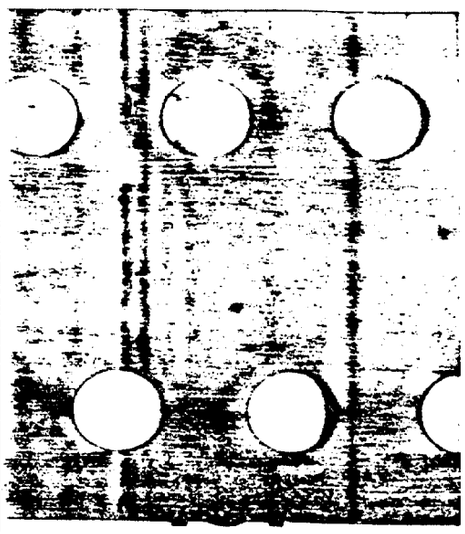
STANLEY GLENN McRAE R.L.S.# 1613

STANLEY GLENN McRAE
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1613

ORDER # 93-14-1

Campbell, McRae and Assoc. Surveying, Inc.
2424 21ST AVE. SO. • SUITE 201 • NASHVILLE, TENNESSEE 37212 • (615) 298-2424 • FAX (615) 297-2828





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 16.00
TOTAL 239.00
CHECK 239.00

07/25/94 01 08:35 0001 0142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74065
IDENTIF. # REFERENCE

94 JUL 25 AM 8:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 816709