This Instrument Prepared By:
N. Courtney Hollins
Attorney at Law
172 Second Avenue North
Suite 360
Nashville, Tennessee 37201

ADDRESS NEW OWNER:
310 Wellington Court
Madison, Tennessee 37115

SEND TAX BILL TO:
425 Nesbitt Lane
Madison, Tennessee 37115

Field Book: 11D 93889
Map: 51-11-A
Parcel: 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, BEN R. BETTY, III AND WIFE, NANCY D. BETTY, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto JAMES B. WYNN AND WIFE, GENELL M. WYNN, hereinafter the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

See Attached Exhibit A, which is incorporated herein by this reference.

This is unimproved property known as 310 Wellington Court, Madison, Tennessee 37115.

This conveyance is made subject to the following exceptions:

1. Taxes for 1994 a lien but not yet due and payable.

2. The Plan of record in Book 6250, page 675, Register's Office for Davidson County, Tennessee..

3. Subject to rights of others in and to the common areas/elements.

4. Terms, conditions, easements, rights and liens, as set forth in the Declaration of Covenants, Conditions and Restrictions, of record in Book 6680, page 770, Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance of record in Book 7026, page 938, Register's Office for Davidson County, Tennessee.

6. Amendment to Wellington Square, of record in Book 7013, page 106, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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 2nd day of September, 1994.

GRANTOR:

Ben R. Betty, III
BEN R. BETTY, III

Nancy D. Betty
NANCY D. BETTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Ben R. Betty, III and Nancy D. Betty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of September, 1994.

A. Courtney Hollins
Notary Public

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $21,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

A. Courtney Hollins
Affiant

Sworn to and subscribed before me
this 2 day of ~~October~~ September, 1994

Linda Lee Wilgosz
Notary Public
My Commission Expires: My Commission Expires Sept. 21, 1996

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 310 on the Final Plat of Wellington Square, a Planned Residential Development located in the 1st Civil District of Metropolitan Nashville, Davidson County, Tennessee, of record in Book 6250, page 675, Register's Office for Davidson County, Tennessee, together with a 1/13th right and easement of enjoyment in and to common areas described on said Plat.

Being the same property conveyed to Ben R. Betty, III, and wife, Nancy D. Betty, by Deed from Donald V. Riddle, unmarried, of record in Book 9283, page 493, Register's Office for Davidson County, Tennessee.

87791

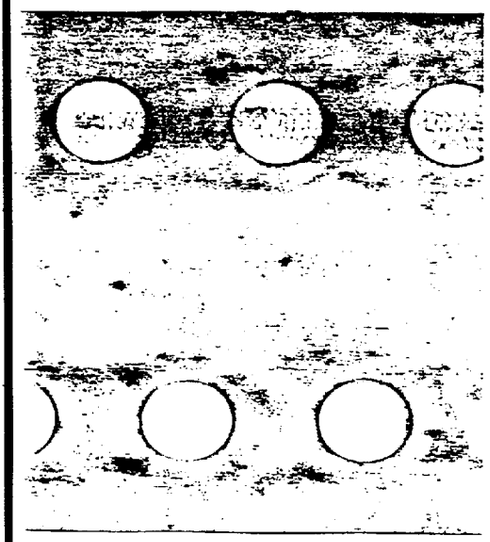
IDENTIF. & REFERENCE

94 SEP -2 PM 3:20

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5075 09/02 0101 03CHECK 90.70



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

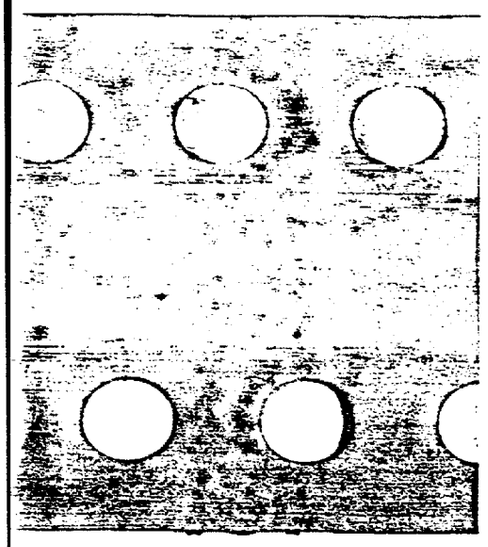
RECEIVED OF _____

FOR _____

BOOK 9456 PAGE 128

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	21000.00
CON TX	77.70
PRFEE	1.00
WDEED	12.00
BANK	90.70
CHECK	90.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/94 01 15:27 0001 5075

87791
IDENTIF. ↑ REFERENCE

94 SEP -2 PM 3:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 831445