BOOK 9603 PG 177

WARRANTY DEED

BOX #19B

#95-2-27

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
KEVIN WARD BONDS	FIRST TENNESSEE BANK, N.A.	MAP 119-01
(NAME)	(NAME)	
227 Glenrose Avenue	P. O. Box 351	PARCEL 193
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, Tennessee 38101	FB #06DA-15656
(CITY) (STATE) (ZIP)	(CITY) (STATE) (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, WILLIAM TERRY WELLS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN WARD BONDS AND WIFE, HOLLY SEVERS BONDS

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:

LAND in Davidson County, Tennessee, being Lots Nos. 34 and 35 on the Map showing changes in Lots Nos. 34, 35, 36, and 37 of First Mortgage Bond Company's Subdivision of part of Block "B", Overhill City Plan, as of record in Book 843, Page 28, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

INCLUDED but EXCLUDED in the above is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8644, Page 22, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Raymond Wells, Jr., and William Terry Wells, by Deed from Phillip Saindon, Trustee, of record in Book 4732, Page 653, Register's Office for Davidson County, Tennessee. The said Raymond Wells, Jr., having since died. The said property is vested in William Terry Wells by the Last Will and Testament of Raymond Wells, Jr., of record in Will Book 133, Page 352, said Probate Court Clerk's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; easements and right-of-way contained in the Deed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8644, Page 22, Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 227 Glenrose Avenue, Nashville, TN 37211
(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 my hand this 22nd day of February 19 95

William Terry Wells

WILLIAM TERRY 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 WILLIAM TERRY WELLS, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of February, 19 95.

Commission expires September 16, 1995

PETER WEISS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

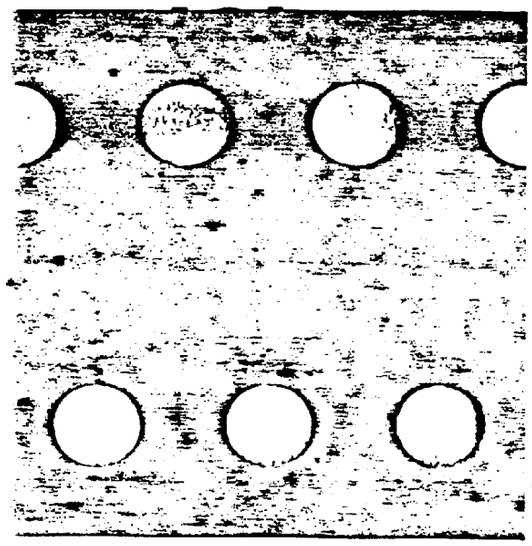
36879

IDENTIFICATION REFERENCE

95 FEB 24 AM 11:03

REGISTER
DAVIDSON COUNTY, TN.

4694 02/24 0101 03CHECK 219.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

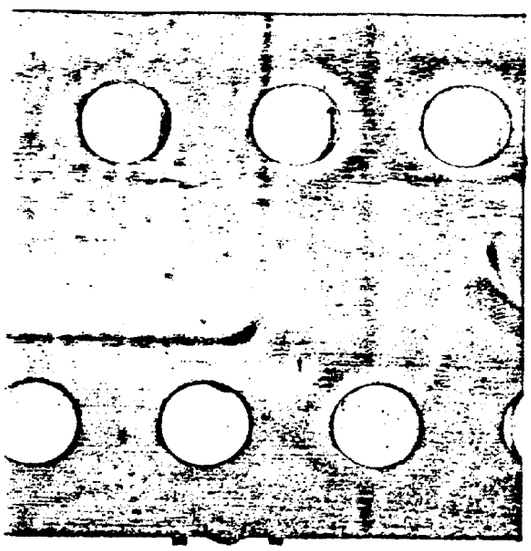
RECEIVED OF _____

FOR _____

BOOK 9603 PG 179

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	57000.00
CON TX	210.90
PRFEE	1.00
WDEED	8.00
TOTAL	219.90
CHECK	219.90

36879
IDENTIF. # REFERENCE

95 FEB 24 AM 11:03

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

02/24/95 01 11:02 0001 4694

No. 884374