BOOK 9613 PG 608

Recd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 95

Notary Public

MY COMMISSION EXPIRES: 6/1/98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rickie W. Wells (NAME) | S A M E (NAME) | 74-8-80 |
| 8100 Bonnafair Drive (ADDRESS) | (ADDRESS) | |
| Hermitage, Tennessee (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Phyllis A. Pruett now known as Phyllis A. Pruett Campbell and husband John M. Campbell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rickie W. Wells and Robert Wells and wife, Shirley Wells

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:

Being Lot No. 669 on the Plan of Hermitage Hills, Section 7 as of record in Book 3300, page 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 669 occupies the northeasterly corner of the intersection of Bonnafair Drive and Bonnafield Dirve and; beginning at a point in the easterly margin of Bonnafair Drive on the common line between Lot Nos. 668 and 669 and with said common line easterly 125.0 feet to a point; thence southerly 129.8 feet to a point on the northerly margin of Bonnafair Drive; thence with said margin westerly 100.0 feet to the beginning of a curve with a radius of 25 feet, and with the margin of said curve, northwesterly 39.27 feet to a point on the easterly margin of Bonnafair Drive; thence with said margin northerly 104.8 feet to the point of beginning.

Being the same property conveyed to Phyllis A. Pruett by quitclaim deed from Tommy G. Pruett, of record in Book 8860, page 35, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

John M. Campbell joins in this Conveyance solely to relinquish any martial interest he may have in the property by virtue of his marriage to Phyllis A. Pruett Campbell.

This is unimproved ( ) improved (X) property, known as 8100 Bonnafair Drive, Hermitage, Tennessee (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 3rd day of March 19 95

Phyllis A. Pruett Campbell

Phyllis A. Pruett Campbell

John M. Campbell

John M. Campbell

STATE OF TENNESSEE

BOOK 9613 PG 609

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis A. Pruett ~~Campbell and husband John M. Campbell~~

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of March, 19 95.

Commission expires 6/1/97

Daphne Baker
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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

40204

IDENTIFICATION REFERENCE

95 MAR -8 AM 8:57

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

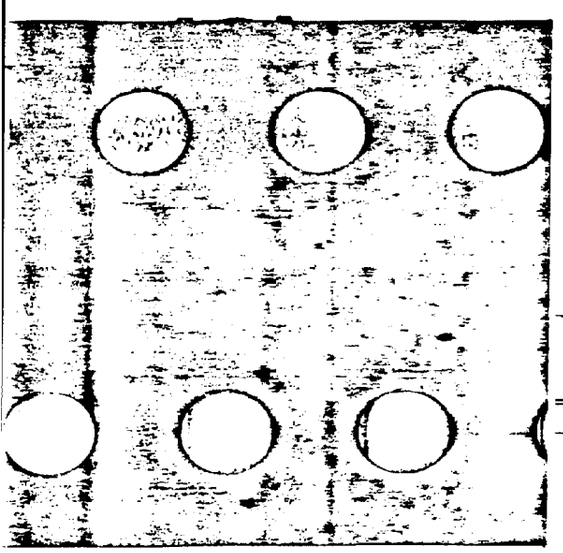
9347 03/09 0101 03CHECK

304-63

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



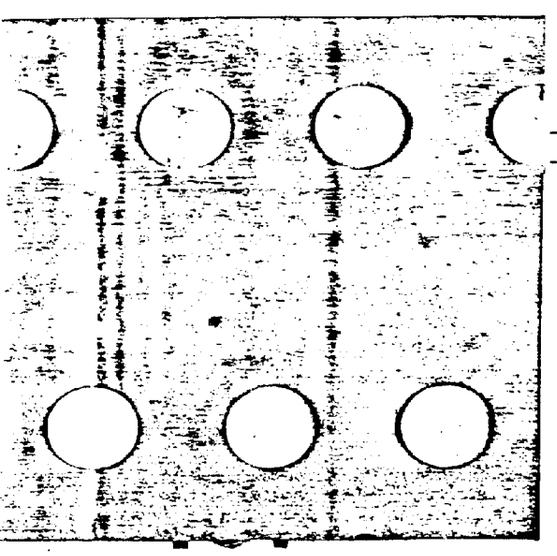
**RECEIVED OF** _____

**FOR** _____

BOOK 9613 PG 610

| | | |
|---|---|---|
| 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 79900.00
CON TX 295.63
PRFEE 1.00
WDFEE 8.00
TOTAL 304.63
CHECK 304.63

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

40204
IDENTIF. # REFERENCE

95 MAR -8 AM 8:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

03/08/95 01 08:58 0001 8347

**No.** 887977