BOOK 9615 PG 942

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

C. Craig Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF March, 19 95

Sue Richardson
Notary Public

MY COMMISSION EXPIRES: June 9, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. CRAIG WELLS (NAME)	SAME (NAME)	MAP 61-16-O
4114 Addine Street (ADDRESS)	(ADDRESS)	PARCEL 134.00
Nashville, TN 37216 (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, JOHN TIMOTHY JEFFERS AND WIFE, BILLIE L. JEFFERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. CRAIG WELLS, UNMARRIED

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 Lot No. 3 on the plan of Greenland Estates, Block "E", of record in Plat Book 974, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to John Timothy Jeffers by deed dated 2/2/94 from Dorothy P. Lovell of record in Book 9243, Page 887, Register's Office of Davidson County, Tennessee.

Billie L. Jeffers, spouse, of the above named John Timothy Jeffers, joins in this conveyance for the purpose of releasing and and all rights she may have in and to the above described property, especially her maritial rights.

This conveyance is made 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; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

PICK-UP

95 MAR 10 PM 12:46
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

41103
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 4114 Addine Street, Nashville, TN 37216
(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 10th day of March, 19 95

John Timothy Jeffers
JOHN TIMOTHY JEFFERS

Billie L. Jeffers
BILLIE L. JEFFERS

BOOK 9615 PG 943

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN TIMOTHY JEFFERS AND WIFE, BILLIE L. JEFFERS

the bargainor s, with whom I am personally acquainted or 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 Gallatin, Tennessee, this 10th day of March, 19 95.

Commission expires June 9, 1997

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 _____.

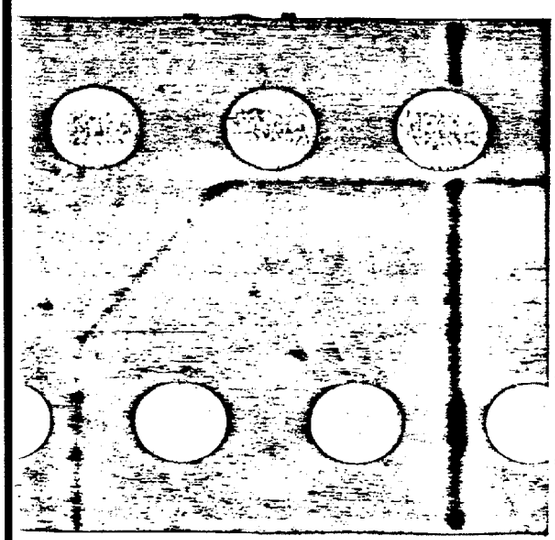
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

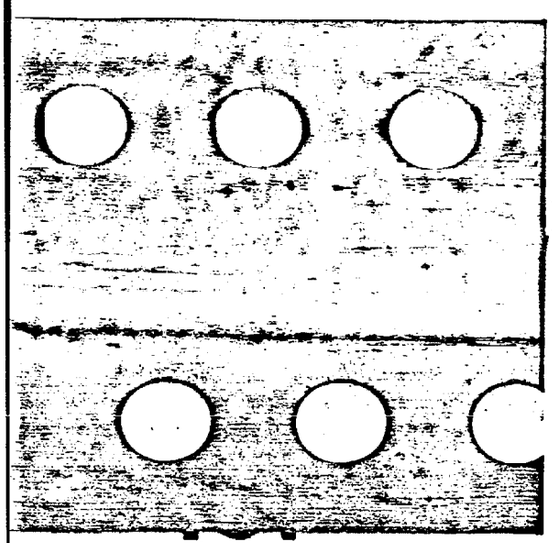
My commission expires _____

Notary Public

7335 03/10 0101 03CHECK

231.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9615 PG 944

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
[illegible] 8.00
TOTAL 231.00
CHECK 231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/10/95 01 12:47 0001 9335

41103
IDENTIF. & REFERENCE

95 MAR 10 PM 12:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 888947