BOOK 9752 PG 258 BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,654.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: May 7, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Kent Wells (NAME)	Rochford Realty & Construction (NAME)	142-13A #78
601 Glenridge Close (ADDRESS)	2200 Abbott Martin Road (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, Rochford Realty & Construction, Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Kent Wells and wife, Donna C. 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:

Land in Davidson County, TN, being Lot No. 78 on the Plan of Riverside, Phase 2, of record in Plat Book 7900, page 656, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rochford Realty & Construction, Company, Inc. by deed from Frank H. Carter, et ux, Dolores H. Carter, Charles Handley, Jr. and Mary Handley Beard of record in Book 7103, page 48, and by Quitclaim Deed from Frank H. Carter, et ux, Dolores H. Carter of record in Book 7215, page 896, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

0086020 IDENTIF. ↑ REFERENCE

95 AUG -3 PM 3:46 FELIX Z. WILKINS REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 601 Glenridge Close, Nashville, TN 37221
(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 2nd day of August 19 95

Rochford Realty & Construction, Co., Inc.
By: James G. Morrissey
James G. Morrissey, Authorized Agent

BOX 15

BOOK 9752PG259

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James G. Morrissey and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Authorized Agent and _____ respectively of the Rochford Realty & Construction the within named bargainor, and corporation, and that he as such Authorized Agent 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 James G. Morrissey as such Authorized Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 2nd day of August 19 95.

My commission expires May 7, 1997

_____
Notary Public

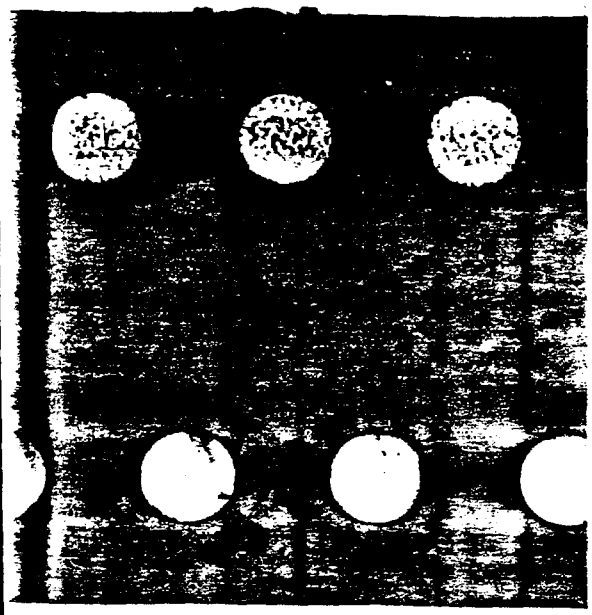
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

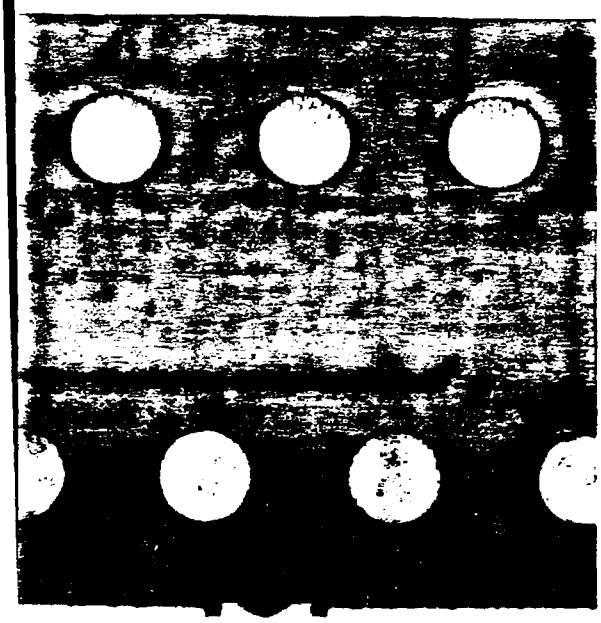
Warranty Deed from Rochford Realty & Construction, to Michael Kent Wells and wife, Donna C. Wells.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

B685 08/03 0101 03CHECK

777.49





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9752 PG 260

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
207654.00
CON TX 768.49
PRFEE 1.00
MDEED 8.00
TOTAL 777.49
CHECK 777.49

08/03/95 01 15:45 0001 8685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0086020
IDENTIF. ↑ REFERENCE

95 AUG -3 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937714