STATE OF TENNESSEE BOOK 9760 PG 124
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,900.00

Millenese Eady
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 1995

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 11/22/96
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Millenese Eady (NAME)	Guaranty Trust (NAME)	72-9-304
920 Fairwin Avenue (ADDRESS)	3319 West End Avenue, Suite 110 (ADDRESS)	15DA-02870
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Malvern H. Wells and wife, Dorothy Ewing Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Millenese Eady, 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, TN, BEING Lot No. 56 on the Plan of Eskridge Subdivision of part of The W.B. Franklin Property, of record in Book 547, page 52, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Malvern H. Wells and wife, Dorothy Ewing Wells, by deed from Elizabeth Ewing MacKenzie and Lawrence M. MacKenzie, of record in Book 1557, Page 572, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 547, page 52; Agreement for dedication of easement in Book 4224, page 23; all of record in the Register's office for Davidson County, Tennessee.

95 AUG 11 AM 11:06
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0088626

unimproved ( )
This is improved (X) property, known as 920 Fairwin Avenue, 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 8th day of August 1995

Malvern H. Wells
Malvern H. Wells

Dorothy Ewing Wells
Dorothy Ewing Wells

0000627

STATE OF TENNESSEE
COUNTY OF

BOOK 9760 PG 125

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Malvern H. Wells and wife, Dorothy Ewing Wells

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 Brentwood Tennessee, this 8th day of August 19 95.

Commission expires

WANDA F. FOLTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires September 28, 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

WARRANTY DEED

FROM

Malvern H. Wells and wife, Dorothy Ewing Wells

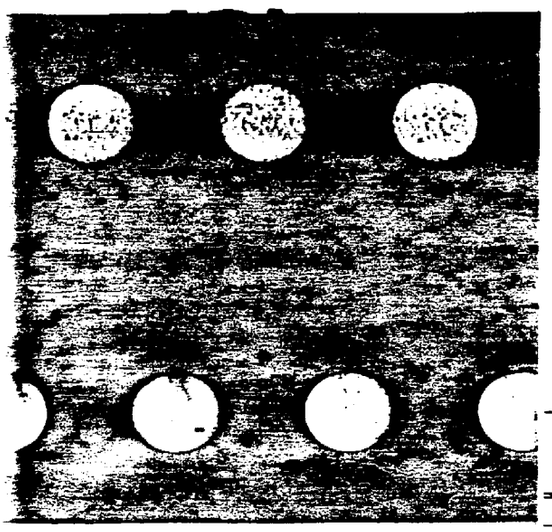
TO

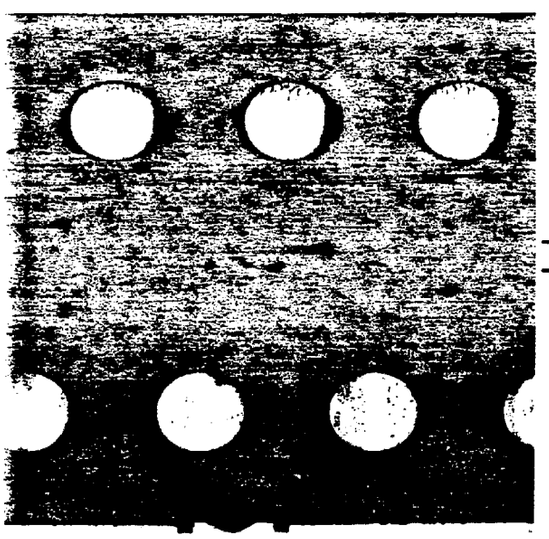
Millenese Eady

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

1540 08/11 0101 03CHECK 263.93





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9760 PG 126

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	68900.00
CON TX	254.93
PRFEE	1.00
MDEED	8.00
TOTAL	263.93
CHECK	263.93

08/11/95 01 11:08 0001 1540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0088626
IDENTIF. # REFERENCE

95 AUG 11 AM 11:06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 940538