BOOK 9982 PG 925

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00

Sheron W. Winters
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 15th day of March 1996

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SHERON W. WINTERS 1610 Woodland Street Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 613136 Memphis, Tennessee 38101	MAP 83-10 PARCEL 205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND AND NO/100----------($ 115,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , NORMAN DAVID WELLS, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto SHERON W. WINTERS, MARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 52.0 feet of Lots Nos. 26, 27 and 28 on the Plan of Lockeland, The Chadwell Home Place, as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

SAID part of Lots Nos. 26, 27 and 28 fronts 52.0 feet on the southerly side of Woodland Street, formerly Lindsley Avenue, and runs back between parallel lines with the easterly margin of Evander Street 150.0 feet to a dead line.

BEING the same property conveyed to Norman David Wells and James A. Fulton, as joint tenants with rights of survivorship, by deed from Estate of Helen Maynor, John Byram Maynor, William Roger Maynor, Nancy Lou Maynor Wilson and James Davis Maynor of record in Book 8622, page 995, Register's Office for Davidson County, Tennessee. The said James A. Fulton having since quitclaimed his interest in subject property to Norman David Wells by deed of record in Book 9197, page 766, said Register's Office.

This is improved property known as 1610 Woodland Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lockeland, The Chadwell Home Place of record in Book 57 , page 135 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 15th day of March, 19 96.

Norman David Wells

NORMAN DAVID WELLS

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 NORMAN DAVID 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 this 15th day of March, 1996.

Mitchell A Watts

My Commission Expires: November 22, 1997 Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

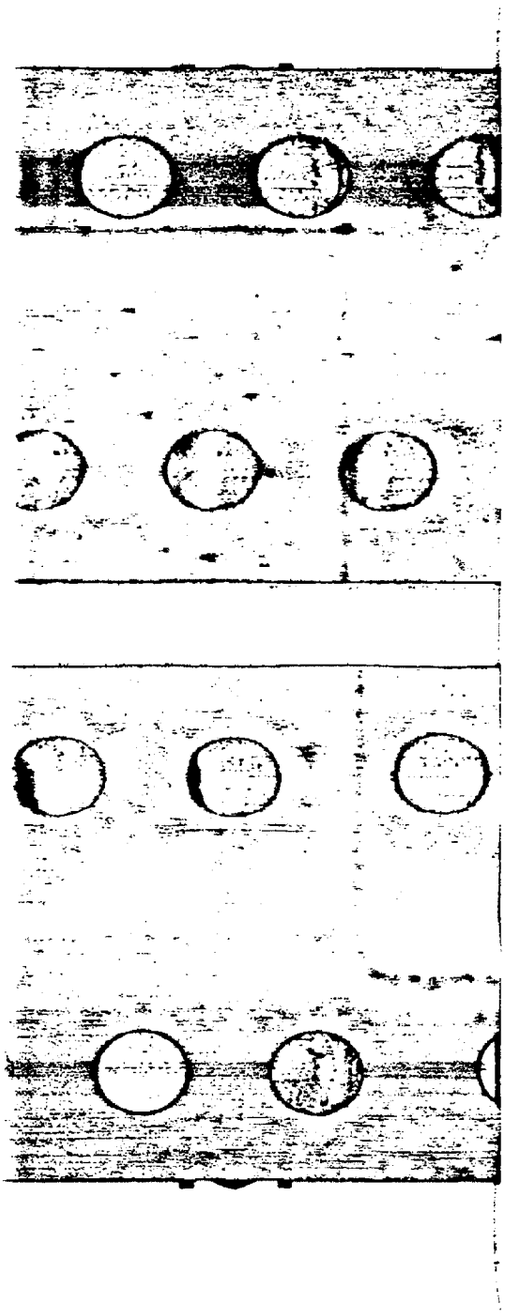
My Commission Expires: _____ Notary Public

9829 03/19 0101 03CHECK 434.50

98 MAR 19 AM 10:02

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0161393



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9982 PG 927

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	115000.00
CON TX	425.50
PRFEE	1.00
WDEED	8.00
TOTAL	434.50
CHECK	434.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/19/96 01 10:07 0001 9829

0161393
IDENTIF. ↑ REFERENCE

95 MAR 19 AM 10:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017882