Box 35
00275832 HA

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

Bk 9994 Pg 617

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me this 28th day of March, 1996.

Notary Public

My commission expires: 9/18/99

0165053
IDENTIF. & REFERENCE

96 MAR 28 PM 3:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Chelsea Properties, LLC 2403 Nolensville Road Nashville, TN 37211	Same	Part of Map: 163 Parcel: 187

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia B. Wells, being one and the same person as Partricia Ann Wells and Patricia Beard**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Chelsea Properties, LLC** (the "Grantee"), its successors and assigns, a certain tract or parcel of

land in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

This conveyance is subject to the following:

1. Taxes for 1996, a lien, not yet due and payable.

2. Easement for right-of-way of a pipe line granted to Gulf Interstate Gas Company of record in Book 2245, page 273, Register's Office for Davidson County, Tennessee, as modified by Partial Releases of record in book 6167, page 71 and Book 4438, page 687, Register's Office for Davidson County, Tennessee.

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, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of March 28, 1996.

Patricia B. Wells
Patricia B. Wells

Patricia Ann Wells
Patricia Ann Wells

Patricia Beard
Patricia Beard

BK/ 9994 PG 649

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Patricia B. Wells being one and the same person as Patricia Ann Wells and Patricia Beard**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 28th day of March, 1996.

NOTARY PUBLIC

THOMAS O. SCOTT
NOTARY PUBLIC
AT
LARGE
STATE OF TENNESSEE

My Commission Expires:_____

My Commission Expires NOV 25, 1996

burtonwells.ded

3779 03/28 0101 03CHECK 1311.50

EXHIBIT A

TRACT 3:

Land in the 2nd Civil District of Davidson County, Tennessee, according to a survey made by George W. Watkins, Surveyor, dated August 26, 1972, and revised March 7, 1973, more particularly described as follows:

Beginning at a point in the westerly margin of Bell Road, said point being the southeast corner of the property conveyed to Raymond Wells, Jr. and Douglas T. Wells, by deed form James Davis Gregg and wife, Mary Edna Gregg as of record in Book 2703, page 247, Register's Office for said County; thence in a northeasterly direction along the westerly margin of Bell Road a distance of 198 feet more or less; thence North 3 degrees 01 minute East 581.0 feet; thence South 86 degrees 54 minutes West 356.7 feet; thence North 5 degrees 01 minute East 187.6 feet; thence South 89 degrees 36 minuets East 102 feet; thence north 1 degree 35 minutes West, 607.2 feet; thence North 86 degrees 49 minutes West 530.5 feet to a point in the center line of Rural Hill Road; thence in the center line of Rural Hill Road, South 63 degrees 30 minutes West 267 feet; thence leaving said Rural Hill Road South 29 degrees 45 minutes East 681.36 feet more or less; thence South 07 degrees 52 minutes West 834.33 feet more or less; thence North 87 degrees 30 minutes East 620 feet to the point of beginning.

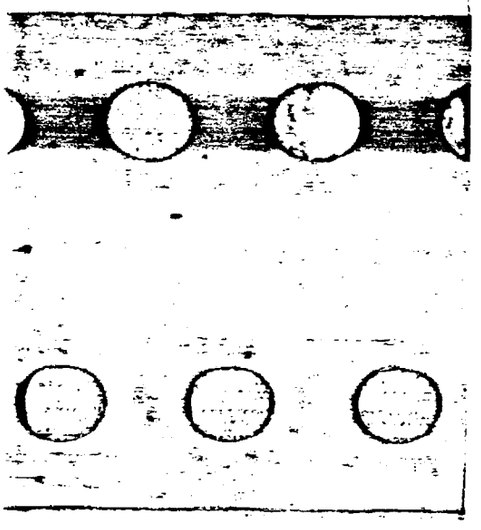
INCLUDED in the above described tract, but specifically EXCLUDED therefrom is that property described according to a survey by Ragan-Smith-Associates, Inc., dated October 27, 1995, Job No. 94-146, as follows:

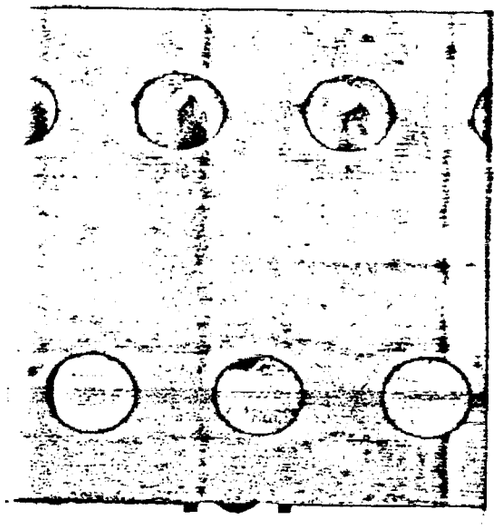
Beginning at an existing iron pin on the southeasterly right of way line of Rural Hill Road, (a 50 foot wide road) said pin being the southwest corner of the Walter W. Wyckoff property as recorded in Deed Book 5899, page 194, R.O.D.C., Tennessee, the

same being the southwest corner of Lot 2 as shown on the Plan entitled "Rural Hill Acres" as recorded in Plat Book 5210, page 83, R.O.D.C., Tennessee; thence with the south line of Lot 2, South 82 degrees 49 minutes 00 seconds East, 75.97 feet to an iron pin set by a wood fence post; thence, with a new line of division, South 32 degrees 39 minutes 37 seconds East 349.87 feet to an iron pin set by a wood fence post; thence with a new line of division, South 55 degrees 58 minutes 10 seconds West, 151.84 feet to an iron pin set by a wood fence post; thence, with a new line of division, North 41 degrees 40 minutes 55 seconds West, 382.06 feet to an iron pin set in the southeasterly right of way line of Rural Hill Road; thence, northeasterly with said right of way line 156.43 feet along the arc of a curve to the left that has a radius of 390.00 feet to the point of beginning, said curve has a chord bearing and distance of North 48 degrees 08 minutes 23 seconds East 155.38 feet.

The above described tract contains 69,428 square feet, or 1.594 acres more or less.

Being part of the same property conveyed to Douglas T. Wells and wife, Patricia B. Wells, by quitclaim deed from Pat Nichol, Trustee, of record in Book 4794, page 281, Register's Office for said County, the said Douglas T. Wells having since died, and being the same property conveyed to Patricia Ann Wells, by quitclaim deed from Tracey Dye, Sherry Bolles, Karen Leigh Wade and Paula Dotson, of record in Book 9259, page 627, said Register's Office. Also being that same tract of land which was corrected according to a Boundary Agreement between William T. Wells and Patsy Rae Wells and Patricia Ann Wells, of record in Book 9994, page 638, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 9994 PG 651

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	
				485000.00
			CON TX	1794.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1811.50
			CHECK	1811.50
03/28/96		01	15:27	0001 3759

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165053
IDENTIF. ↑ REFERENCE

96 MAR 28 PM 3:25

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

No. 1021774