BK 10022 PG 539

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Warren D. Wells and Kelly T. Wells
5009 Timberhill Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 146-8
PARCEL 181
6DU-29000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Carl W. Seagraves and wife, Gay A. Seagraves hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Warren D. Wells and wife, Kelly T. Wells, as tenants by the entirety, 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:

BEING Lot No. 356, on the Plan of Crieve Hall Estates, Section 5, of record in Plat Book 2133, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Carl W. Seagraves and wife, Gay A. Seagraves, by deed from Charles R. Burns, Jr. and wife, Sara J. Burns of record in Book 6923, Page 375, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record. [illegible] 434.50

This conveyance is subject to restrictions of record in Book 2277, Page 110, and such easements and setback lines of record in Plat Book 2133, Page 91, said Register's Office.
Taxes for 1996 have been pro-rated and assumed by Grantee(s).

This is improved property known as 5009 Timberhill Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Warren D. Wells and wife, Kelly T. Wells, their heirs and assigns, forever; and we, Carl W. Seagraves and wife, Gay A. Seagraves 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of April, 1996.

Carl W. Seagraves

Gay A. Seagraves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carl W. Seagraves and wife, Gay A. Seagraves the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 19th day of April, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/97

0173629
IDENTIF. # REFERENCE

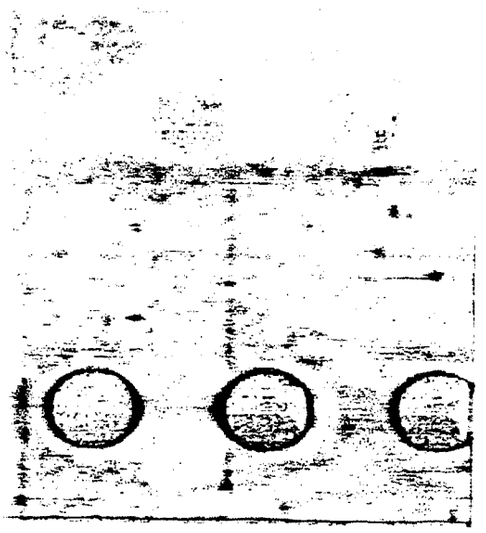
95 APR 22 AM 10:43

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



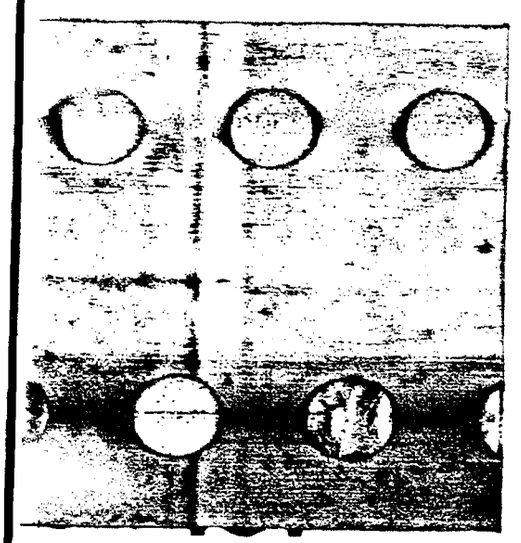
RECEIVED OF _____

FOR _____

BOOK 10022 PG 541

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



DAMT
115000.00
DON 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

04/22/96 01 10:45 0001 2923

0173629

IDENTIF. & REFERENCE

96 APR 22 AM 10:43

REGISTER
DAVIDSON COUNTY, TN.

No. 1030855