This instrument prepared by: B43S
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219

BOOK 10155 PG 33

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Sara Shea Davis | Resource Bancshares Mtg Grp, Inc | Map 116-3-B |
| (NAME) | (NAME) | |
| 4505 Harding Raod, Unit 109 | 3295 River Exchange Drive, 430 | Parcel 109 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37205 | Norcross, Georgia 30092 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* E. Robert Wells and wife, Addie Wells *have this day bargained and sold, and do hereby transfer and convey unto the said* Sara Shea Davis, unmarried *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

96 AUG 13 AM 11:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02114075

STATE OF Tennessee
COUNTY OF Williamson

*The actual consideration or value whichever is greater, for this transfer is $* 114,500.00

*Subscribed and sworn to before me this the* 9th *day of* August *19* 96

Affiant

Notary Public

My commission expires: 11-10-97
(Affix Seal)

*This is unimproved ( ) property, known as* 4505 Harding Road, Unit 109 (House Number) (Street) (P.O. Address) Nashville (City or Town)
*improved (X)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 this* 9th *day of* August, *19* 96, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. Robert Wells

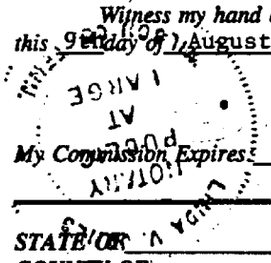
Addie Wells

STATE OF Tennessee
COUNTY OF Williamson

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* E. Robert Wells and wife, Addie Wells,

*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* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Brentwood, Tennessee, *this* 9th *day of* August, *19* 96.



*Notary Public*

*My Commission Expires:* 11-10-97

STATE OF
COUNTY OF

BOOK 10155 PG 34

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

*Witness my hand and official seal, at office in* _____, *this* _____ *day of* _____, *19*___.

*Notary Public*

*My Commission Expires:* _____

WARANTY DEED

FROM

TO

Exhibit "A"

BOOK 10155 PG 35

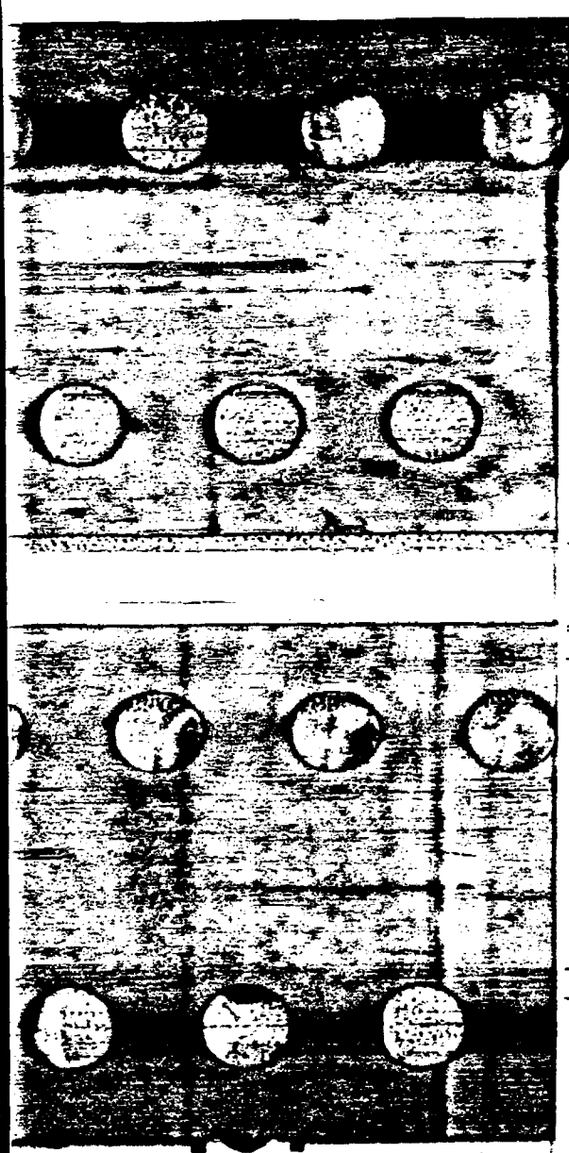
Land in Davidson County, Tennessee, being Unit No. 109 of Royal Oaks Apartments, a horizontal property regime, established by Master Deed of record in Book 5282, page 972, Register's Office for Davidson, the Plat of which is of record in Plat Book 4660, page 59, as amended in Plat Book 5200, page 45, Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to E. Robert Wells and wife, Addie Wells, by deed from Marcia E Downs, unmarried, of record in Book 7024 page 921, Register's Office for Davidson County, Tennessee.

E. R. W.

A. W.

6525 08/13 0101 03CHECK 436.65



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

RECEIVED OF _____

FOR _____ BOOK 10155 PG 36

| | | |
|---|---|---|
| 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 | |
| | | | | 114500.00 |
| | | | CON TX | 423.65 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 436.65 |
| | | | CHECK | 436.65 |
| 08/13/96 | | 01 | 11:09 | 0001 6525 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0214075
IDENTIF. ↑ REFERENCE

96 AUG 13 AM 11:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1019112