FILE BOX 45

WARRANTY DEED

BOOK 10239 PG 140

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 19 96

NOTARY PUBLIC FOR DAVIDSON CO., TENN.

Notary Public

MY COMMISSION EXPIRES May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronald R. Wells, Sr. (NAME)	Owner (NAME)	MAP 136-11
3624 Woodbridge Drive (ADDRESS)	(ADDRESS)	PARCEL 45
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(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, Don P. Ferguson and wife, Barbara B. Ferguson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald R. Wells, Sr. and wife, Cheryl A. Wells

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. 406, on the plan of Priest Lake Park, Section 6, of record in Book 5050, Page 22, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot NV. 406 fronts 165 feet on the westerly margin of Woodbridge Drive and extends back between lines measuring 130.0 feet on the southerly line and 114.40 feet on the northerly line to a dead line in the rear which measures 46.77 feet thereon.

BEING the same property conveyed to Don. P Ferguson and wife, Barbara B. Ferguson by deed from James C. Vernon and wife, Betty C. Vernon, of record in Book 5972, Page 591, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5097, Page 566, Register's Office for said County.

This is ( ) unimproved (X) improved property, known as 3624 Woodbridge Drive, Nashville, TN 37217
(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 25th day of October, 19 96

Don P. Ferguson

Barbara B. Ferguson

BOOK 10239 PG 141

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 Don P. Ferguson and wife, Barbara B. Ferguson

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 Nashville, Tennessee, this 25th day of October 19 96

Commission expires May 24, 1997

PATRICIA NICHOLS 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

0240729
IDENTIFICATION REFERENCE

96 OCT 28 PM 2:20

REGISTER
DAVIDSON COUNTY, TN.

4966 10/28 0101 03CHECK 416.00

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10239 PG 142

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
			CHRG	
				110000.00
			CON TX	407.00
			PRFEE	1.00
			MTGFEE	8.00
			TOTAL	416.00
			CHECK	416.00
		10/28/96	01 14:22 0001	4988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



