0253259

IDENTIF. & REFERENCE

BOOK 10282 PG 590

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

paid

96 DEC -6 AM 8:08

MAIL ENV.

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Patrick McCann, et ux
~~2828~~ 2826 Mossdale Drive
Nashville, TN 37217

MORTGAGEE:
First Trust Mortgage Company
6525 Quail Hollow
Memphis, TN 38120

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 150-1
Parcel 368
Field Book No. 029352DX

RE-RECORD

BOOK 10353 PG 351

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, **James H. Wells and wife, Judy M. Wells,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patrick McCann and wife, Mary Ann McCann,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in ~~Wilson~~ Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 319, Section 2-A, on the Plan of Cherry Hills Subdivision, which is of record in Plat Book 5190, page 111, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to James H. Wells and wife, Judy M. Wells by deed from Dewey L. Lineberry, single, of record in Book 5681, page 132, Register's Office for Davidson County, Tennessee.

This is improved property known as 2828 & 2826 Mossdale Drive, Nashville, Tennessee 37217.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5291, page 695, and easements, covenants and conditions as shown on the Plan of record in Book 5190, page 111 and revised in Book 5190, page 150, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 31 day of October, 1996.

RE-RECORD

James H. Wells
JAMES H. WELLS

Judy M. Wells
JUDY M. WELLS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES H. WELLS AND WIFE, JUDY M. WELLS,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 31st day of October, 1996.

Michele M Cooper
NOTARY PUBLIC

My Commission Expires: 03-22-97

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 90,300.00

7726 02/19 0101 03CHECK 8.00
AFFIANT

Subscribed and sworn to before me this 31st day of October, 1996.

Michele M Cooper
NOTARY PUBLIC

My Commission Expires: 03-22-97

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IDENTIFICATION REFERENCE
RE-RECORD
97 FEB 19 PM 1:45
DAVIDSON COUNTY, TN.

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