59

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 19 97.

Notary Public

MY COMMISSION EXPIRES: 7/22/2000
(AFFIX SEAL)

N1097-597L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Wells (NAME)	America's Wholesale Lender (NAME)	MAP 148-5
353 Dade Drive (ADDRESS)	750 Old Hickory Blvd. Suite 100 (ADDRESS)	PARCEL 140
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Charles F. McAfee and wife, Pamela C. McAfee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Wells and wife, Belinda Faithe 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:

Land in Davidson County, Tennessee, being Lot 73 on the Plan of Section One Haywood Acres of record in Book 2900, Page 17, Register's Office for said County. Said Lot No. 73 fronts 95.0 feet on the southeasterly margin of Dade Drive and extends back 206.9 feet on the northeasterly line and 195.3 feet on the southwesterly line to a dead line in the rear, measuring 95.6 feet thereon.

Being the same property conveyed to Charles F. McAfee and wife, Pamela C. McAfee by deed from David C. Klug and wife, Barbara A. Klug of record in Deed Book 10510, Page 986, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2928, Page 103, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

4464 10/28 0101 03CHECK 378.63

unimproved ( )
This is improved (X) property, known as 353 Dade Drive, Nashville, Tennessee 37211
(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 & this 23rd day of October 19 97

Charles F. McAfee

Charles F. McAfee

Pamela C. McAfee

Pamela C. McAfee

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 Charles E. McAfee and wife, Pamela C. McAfee

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 23rd day of October 1997.

Commission expires 7/22/00

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

0363286
IDENTIF. → REFERENCE

97 OCT 28 AM 9:47
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10660 PG 277

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	99900.00
CON TX	369.63
PRFEE	1.00
WDEED	8.00
TOTAL	378.63
CHECK	378.63

10/28/97 01 09:46 0001 4464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0363286
IDENTIF. ↑ REFERENCE

97 OCT 28 AM 9:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1213707