MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

BOOK 10823 PG 953

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Michael S Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 1998.

Notary Public

MY COMMISSION EXPIRES: ~~June 10, 1999~~ 5-2-01

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 128, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Wells	First Trust Mortgage Company	Map 183-5A
(NAME)	(NAME)	
1017 Colo Trail	6525 Quail Hollow Road	
(ADDRESS)	(ADDRESS)	Parcel 88
Antioch, TN 37013	Memphis, Tennessee 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JAMES G. VAN PREWITT JR. AND WIFE, SHERI ANN PREWITT, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto MICHAEL S. WELLS AND WIFE, SHARON T. WELLS , hereinafter called the GRANTEE(S), 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 No. 42 on the Plan of Phase One, Section Three, October Woods, of record in Book 7900, page 909, amended in Book 9700, pages 229 and 230, Register's Office for said County, to which plan reference is hereby made for a more compete description.

BEING the same property conveyed to James G. Van Prewitt, Jr. and wife, Sheri Ann Prewitt by Warranty Deed of record in Book 10477, page 421, of the Register's Office of Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 9840, page 276; Book 10181, page 986; Book 5047, page 661, and Book 5047, page 656; By-Laws of record in Book 9840, page 267; Charter and Articles of Incorporation of October Woods Homeowners Association, Inc. of record in Book 9840, page 259; easement for permanent drainage granted to the Metropolitan Government of Nashville and Davidson County of record in Book 8443, page 75; Storm Water Detention Agreement of record in Book 9771, page 560, and Book 10010, page 50; any and all matters of record and as shown in Book 7900, page 909, and as amended in Book 9700, pages 229 and 230; all of the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 1017 Colo Trail, Antioch, TN 37013
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 26th day of February, 1998.

James G. Van Prewitt Jr.

Sheri Ann Prewitt

By: Sheri Ann Prewitt
Sheri Ann Prewitt, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10823 PG 954

On this the 26th day of February, 1997, before me personally appeared Sheri Ann Prewitt with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for James G. Van Prewitt, Jr. and is authorized to execute this instrument on his behalf by virtue of an instrument of record in Book 6823, page 952, of the Register's Office of Davidson County, Tennessee.

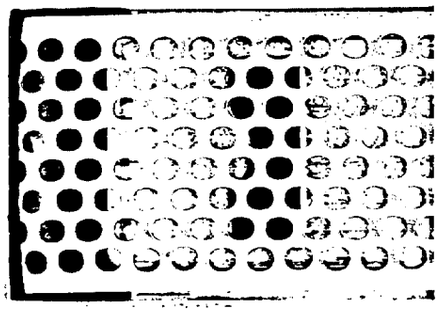
Witness my hand and official seal at Brentwood, Tennessee this 26th day of February, 1997.

Commission expires: June 19, 1999

Adam R. Smith Notary Public

0408150
IDENTIF. + REFERENCE
98 MAR -5 AM 9:03
REGISTER
DAVIDSON COUNTY TN

1309 03/05 0101 CHECK 527.00



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

RECEIVED OF _____

FOR _____

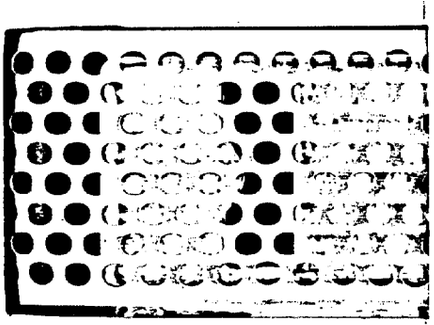
BOOK 10823 PG 955

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

AMT
140000.00
CON TX 518.00
PRFEE 1.00
8.00
TOTAL 527.00
CHECK 527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0408150
IDENTIF. ↑ REFERENCE

98 MAR -5 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/05/98 01 09:02 0001 1309

No.1261737