BOOK 11018 PAGE 936

26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Earl A. Wells and wife,	[First Union Mortgage Corp	[
[Eursla A. Wells	[1100 Corporate Center	[Map 69-3
[4312 Drakewood	[Raleigh, NC 27607-5066	[Parcel 104
[Nashville, TN 37218	[	[

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont
[Boulevard, Suite 115, Nashville, Tennessee 37205 98-06-6076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Lillian L. Harding, a single person (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Earl A. Wells and wife, Eursla A. Wells (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Enchanted Hills, Section I, as of record in Book 3300, page 96, Register's Office for said county.

Said Lot No. 51 fronts 102.0 feet on the easterly side of Drake Wood Lane and extends back between lines 167.35 feet on the northerly line and 176.84 feet on the southerly line to a dead line in the rear on which it measures 51.36 and 51.3 feet thereon.

Being the same property conveyed to Lillian L. Harding by a Final Decree of Divorce of record in Book 9844, page 538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 4312 Drakewood, Nashville, TN 37218.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for
[this transfer is $106,000.00.

Affiant

[Subscribed and sworn to before me this
[7th day of July, 1998.

Notary Public

[My Commission Expires: 10-12-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of July, 1998.

Lillian L. Harding
Lillian L. Harding

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 Lillian L. Harding, a single person, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of July, 1998.

NOTARY PUBLIC

My Commission Expires: 10-12-99

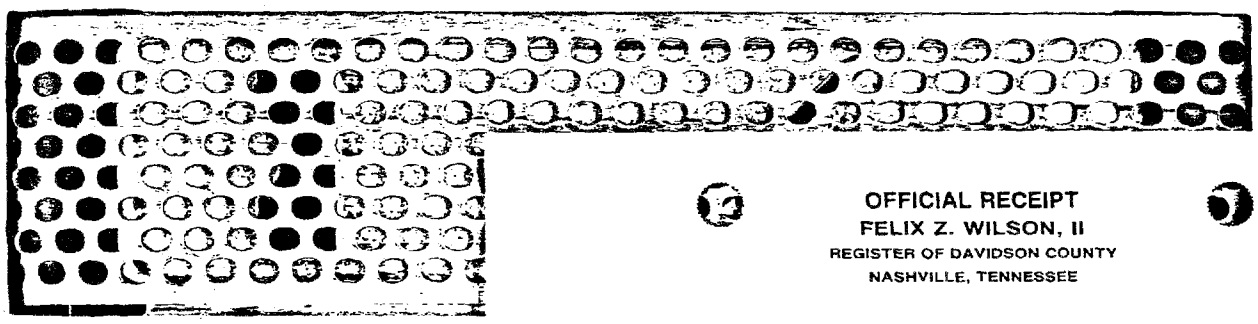
0461921

IDENTIF. & REFERENCE

98 JUL 14 AM 10:21

FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

2996 07/14 01:01 03CHECK 403.20



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

RECEIVED OF _____

FOR _____

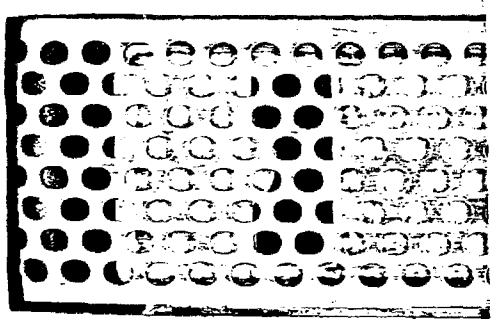
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 403.20
CHECK 403.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/14/98 01 10:22 0001 2996



0461921
IDENTIF. # REFERENCE

98 JUL 14 AM 10:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1318701