BOOK 11019 PAGE 1947

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE MICHAEL A. MOSER

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Kell (NAME)	same as new owner (NAME)	MAP 69-16
3615 Bear Hollow Road (ADDRESS)	(ADDRESS)	PARCEL 131
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	13DA-61140

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, Joyce W. Burns and husband, William Burns and R. A. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Kell and wife, Patsy Kell

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 the northerly one-half of Lot No. 17 on the Map of Ashton's Subdivision, of L. M. Lewis Farm at Bordeaux, as of record in Book 421, Page 19, Register's Office for said County.

SAID part of Lot No. 17 fronts 53 1/2 feet on the easterly side of the Old Hydes Ferry Pike and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Joyce W. Burns by QuitClaim Deed from R. A. Wells, of record in Book 10180, Page 167, Register's Office for said County.

R. A. Wells, joins in this conveyance for the express purpose of relinquishing his lifetime estate rights to the said property.

William Burns, spouse of Joyce W. Burns, joins in this conveyance for the express purpose of relinquishing all marital rights he has in subject property now or in the future.

R. A. Wells being one and the same person as Robert A. Wells.

unimproved ( )
This is improved (X) property, known as 3510 Old Hydes Ferry Pike, Nashville, TN 37218
(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 7th day of July 19 98

Joyce W. Burns

R. A. Wells

William Burns

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 Joyce W. Burns and husband, William Burns

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 Goodlettsville, Tennessee, this 7th day of July, 19 98.

Commission expires 11/28/98

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

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 R. A. Wells

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7 day of July, 19 98

Commission expires My Commission Expires Sept. 23, 2000

Notary Public

0461945
IDENTIFICATION REFERENCE
98 JUL 14 AM 10:47
FELIX P. ALSUP III REGISTER
DAVIDSON COUNTY, TN.
3020 07/14 0101 CHECK 159.00

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 159.00
CHECK 159.00

07/14/98 01 10:48 0001 3020

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0461945
IDENTIF. ↑ REFERENCE

98 JUL 14 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1318725