File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

BOOK 11084 PAGE 359

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#15864

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GREGORY T. WELLS (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 102-12
834 Brook Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	214 Overlook Court, Suite 150 (STREET ADDRESS)	PARCEL 29
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	FB# 8DZ 49705

FOR AND IN 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, BETTY FARRAR CROUCH AND CAROL FARRAR KAPLAN HEIRS-AT-LAW OF GEORGE B. FARRAR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREGORY T. WELLS AND WIFE, LAURA D. WELLS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 226 on the Plan of Horton Heights Section A, as of record in Plat Book 2133, page 71, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to George B. Farrar and wife, Evelyn P. Farrar by deed from Vaughn Hall and wife, Gladys U. Hall of record in Book 3277, page 233, said Register's Office. Evelyn P. Farrar has since died and George B. Farrar has subsequently died and left Betty Farrar Crouch and Carol Farrar Kaplan as his only heirs-at-law.

This conveyance is made subject to: (1) Taxes for the year 1998 which have been prorated and assumed by the Grantee(s); (2) Easement of record in Book 5069, page 575; and (3) All matters appearing on the plan of record in Plat Book 2133, page 71, Register's Office for Davidson County, Tennessee.

0480256

IDENTIFICATION REFERENCE

93 AUG 27 AM 10:35

2661 08/27 0101 03CHECK 529.00

unimproved ( )
This is improved (XX) property, known as 834 Brook Hollow Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of August, 19 98

Betty Farrar Crouch
BETTY FARRAR CROUCH

Carol Farrar Kaplan
CAROL FARRAR KAPLAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY FARRAR CROUCH AND CAROL FARRAR KAPLAN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of August, 19 98.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 19 98.

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

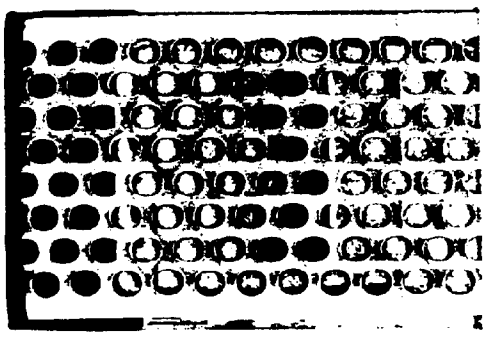
BETTY FARRAR CROUCH AND CAROL FARRAR KAPLAN

TO

GREGORY T. WELLS AND WIFE, LAURA D. WELLS

LEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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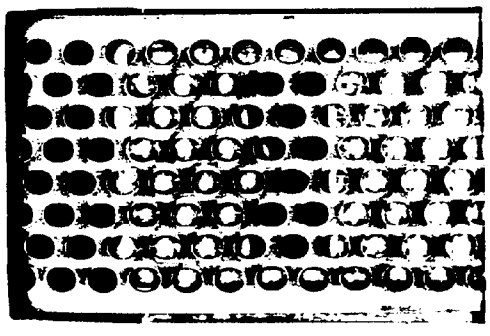
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 529.00
CHECK 529.00

08/27/98 01 10:35 0001 2681

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0480256

IDENTIF. & REFERENCE

98 AUG 27 AM 10:35

REGISTER

D.C., Nashville, Tenn.

No. 1338141