Box 15

WARRANTY DEED

BOOK 11132 PAGE 101

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 138,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF September, 19 98

Notary Public Lee E. Cranford

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne L. Wells (NAME)	Capital Bank & Trust Company (NAME)	MAP 143-2B,
716 Harpeth Trace Drive (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL #9
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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~~ I, Dianne Francis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne L. Wells, unmarried

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 Unit No. 9 on the Plan of Treetops at Harpeth Trace, Revised, a Planned Unit Development, as of record in Book 6250, Page 455, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Dianne Francis, by deed from Stuart W. Smith and spouse, Amy Jackson Smith, of record in Book 9047, Page 849, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS instrument is being executed in behalf of Dianne Francis, pursuant to a Power of Attorney executed by same on the 22nd day of September, 1998, and being filed for record simultaneously herewith.

98 SEP 29 PM 4:22
DAVIDSON COUNTY, TN.

0493665

IDENTIFICATION & REFERENCE

unimproved ( )
This is improved (X) property, known as 716 Harpeth Trace Drive, Nashville, TN 37221
(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 my hand this 25th day of September 19 98

Dianne Francis By Tom Fussell ATTORNEY IN FACT

Dianne Francis
By: Tom Fussell, Attorney-in-fact

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of September, 1998, before me personally appeared Tom Fussell to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the same as the free act and deed of the said Dianne Francis.

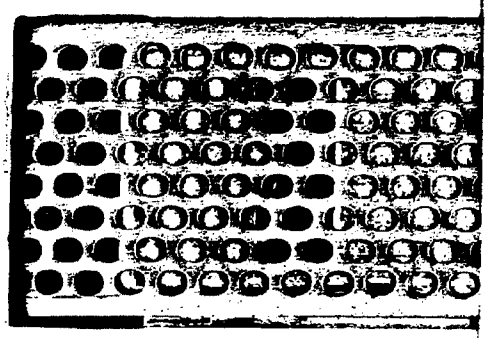
Notary Public - Lee E. Crawford

My Commission Expires: April 22, 2001

Warranty Deed from Dianne Francis, unmarried, to Wayne L. Wells, unmarried.

RETURN TO:
STELTEMEIER & WESTBROOK
2002 Richard Jones Road, C-101
Nashville, TN 37215

6961 09/29 0101 03CHECK 522.71



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

RECEIVED OF _____

FOR _____ BOOK 11132 PAGE 103

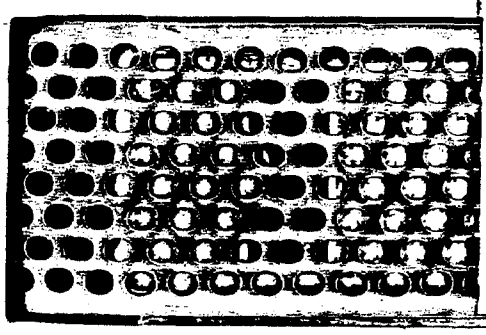
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 138300.00
CON TX 511.71
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 522.71
CHECK 522.71

09/29/98 01 16:24 0001 6961

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0493665
IDENTIF. & REFERENCE

98 SEP 29 PM 4:22

JILL GRAMMER, REGISTER
DAVIDSON COUNTY, TN.

No. 1352271