THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Norman David Wells
Affiant

Subscribed and sworn to before me, this 16th day of August, 1999.

Notary Public

My Commission Expires: 1/27/99

Address New Owner As Follows:
Norman David Wells and
James G. Bowen
1609 Harding Place
Nashville, TN 37215

Send Tax Bills To:
NationsBanc Mortgage Corp.
1201 Main Street
Dallas, Texas 75202

Map-Parcel Number:
131-9-33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PETER R. MARTIN AND WIFE, BARBARA B. MARTIN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **NORMAN DAVID WELLS AND JAMES G. BOWEN, TWO UNMARRIED PERSONS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Seven Hills, Section III, of record in Book 2663, page 89, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Said Lot fronts 200.3 feet on the south side of Harding Place and runs back 406.7 feet on the west line and 488.6 feet on the east line to a dead line in the rear on which it measures 245 feet.

Being the same property conveyed to Peter R. Martin and wife, Barbara B. Martins by deed from John Walton, Jr. and wife, Hautense A. Walton, of record in Book 6850, page 868, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2663, page 89, Register's Office for said County.

3. Restrictive Covenants of record in Book 2881, page 552, Register's Office for said County.

This is improved property known as 1609 Harding Place, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 16th day of August, 1999.

Peter R. Martin

Barbara B. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter R. Martin and Barbara B. Martin, the within named bargainors, 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 16th day of August, 1999.

Notary Public

My Commission Expires: 11/27/99

119816.1

99 AUG 17 PM 2:37
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

IDENTIF. A REFERENCE

06254 23

72827 08/17 0101 03CHECK 1047.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11623 PAGE 247

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0625423

IDENTIF. ↑ REFERENCE

99 AUG 17 PM 2:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	280000.00
CON TX	1036.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1047.00
CHECK	1047.00

08/17/99 01 14:37 0001 7262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507505