WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November 1999

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Lancaster	Bank of America, N.A.	119-05-025
(NAME)	(NAME)	
300 Elberta Street	2059 Northlake Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Tucker, GA 30084	
(CITY) (STATE) (ZIP)	(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, Robert Wells and wife, Cecilia Wells and Michelle Merkling Jenquin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Lancaster

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 the easterly 50 feet of Lot No. 8 Block 28 on the Map of Re-subdivision of part of Cumberland Nurseries, of record in Book 161, page 166, Register's Office for Davidson County, T, to to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Robert Wells and wife, Cecilia Wells and Cecil Cleveland, a single person, by deed from Daniel Lee Davis and wife, Deborah B. Davis, of record in Book 9373, page 733, Register's Office for Davidson County, Tennessee. Cecil Cleveland having since died, title is vested in remaining tenants in common and ~~Cecilia Wells~~* by Will of record in Will Book 231, page 591, Probate Court for Davidson County, Tennessee.
*Michelle Merkling Jenquin

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantor; Plan of record in Book 161, page 166; all in the Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the primary residence of Michelle Merkling Jenquin..

unimproved ( )
This is improved (X) property, known as 300 Elberta Street, Nashville, TN 37210
(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 24th day of November 1999

Robert Wells

Cecilia Wells

Cecilia Wells

Michelle Merkling Jenquin

Michelle Merkling Jenquin

BOOK 11766 PAGE 164

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 Robert Wells and wife, Cecilia Wells

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 Brentwood, Tennessee, this 24th day of November 1999.

Commission expires 9/23/2000

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
9/23/2000

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 _____.

My commission expires _____

_____
Notary Public

7480 17:02 0101 03:HTON 301.45

STATE OF FLORIDA
COUNTY OF Pinellas

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michelle Merkling Jenquin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein contained.

Witness my hand and official seal at office at Largo, Florida, on this the 30th day of November, 1999.

Mary A. Rainey
Notary Public

My Commission Expires:

Mary A. Rainey
Notary Public State of Florida
Commission No CC 747822
My Commission Exp 06/02/2002

PICK-UP

06631148

REFERENCE

99DEC-2 PM 1:49

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11766 PAGE 105

RECEIVED OF _____

FOR _____

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

CAMT	78500.00
CON TX	290.45
PRFEE	1.00
MMEED	8.00
CFEE	2.00
TOTAL	301.45
CHECK	301.45

[illegible] 01 13:50 0001 7480

0663148

INSTRUMENT REFERENCE

99 DEC -2 PM 1:49

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545077