THIS INSTRUMENT PREPARED BY:

RAMSEY & THORNTON
ATTORNEYS AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 0293

Instr:200004040033941 Page: 1 OF 2
REC'D FOR REC 04/04/2000 5:15:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $79.55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY ONE THOUSAND FIVE HUNDRED AND 00/100 ($21,500.00) DOLLARS, cash in hand paid by STEPHEN R. WELLS and wife, ELLEN WOOD WELLS, receipt of which is hereby acknowledged, I, ANGELIA N. DUNCAN, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said STEPHEN R. WELLS and wife, ELLEN WOOD WELLS, their successors and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being on the westerly side of the Smith & Travis Road, and being a portion of a 36 acre tract of record in Book 2069, Page 596, in the Register's Office of Davidson County, Tennessee, surveyed in 1958 by S. H. Hutchison as follows:
>
> Beginning at a point in the center of the Smith & Travis Road, the north corner of Mrs. Miller's lot stake in line on westerly margin of said road; thence with Smith &Travis Road and D. L. Smith's line as follows: North 69 degrees 30 minutes West 138 feet; North 62 degrees West 73 feet; North 45 degrees West 66 feet to a point in road stake in line on westerly margin of road, same being Clarence Robert's south easterly corner; thence with his line, South 51 degrees West 373 feet to a stake with a black locust pointer in George Parsley's line; thence with his line as follows: South 68 degrees East 276 feet to a stake with black oak pointer; South 35 degrees East 11.50 feet to a small white oak, Mrs. Miller's northwesterly corner; thence with the line, North 51 degrees East 356 feet to the point of beginning containing 2.25 acres, being the same more or less.
>
> Being the same property conveyed to Angelia N. Duncan, by Quitclaim Deed from Joe Frank Duncan, III, dated December 31, 1999, and of record at instrument number 20000118005499, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Smith & Travis Road.
>
> This instrument and the interest released and conveyed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said STEPHEN R. WELLS and wife, ELLEN WOOD WELLS, their heirs and assigns, forever. And I do covenant with the said STEPHEN R. WELLS and wife, ELLEN WOOD WELLS, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2000 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said STEPHEN R. WELLS and wife, ELLEN WOOD WELLS, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 3rd day of April, 2000.

Angelia N. Duncan
ANGELIA N. DUNCAN

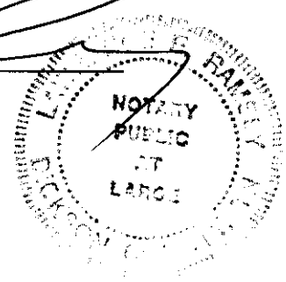
STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, ANGELIA N. DUNCAN, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 3rd day of April, 2000.

NOTARY PUBLIC

My Commission Expires: 9-24-02



AFFIDAVIT

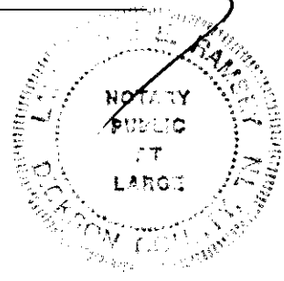
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $21,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ellen Ward Wells
AFFIANT

Sworn to and subscribed to before me this 3rd day of April, 2000.

NOTARY PUBLIC

My Commission Expires: 9-24-02



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Tax Map 112-0
Parcel No. 63.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. Stephen R. Wells
111 Old Hickory Blvd. SW, #134
Nashville, TN 37221