This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Alexander C. Wells and Dorothy M. Wells
3961 Drakes Branch Road
Nashville, TN 37218-1811

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 091-04
PARCEL 8200
08DA-14843

Davidson County DEEDWARR
Recvd: 04/11/01 11:51 2pgs
Fees:11.00 Taxes:192.40
20010411-0035767

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Estate of Ralph H. Hines, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Alexander C. Wells and wife, Dorothy M. Wells, as tenants by the entirety, 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:

BEING Lot No. 5 on the Resubdivision of Blocks 60 and 65, on the Plan of Midway of record in Plat Book 3842, Page 176, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ralph H. Hines, unmarried by deed from Oscar Porter and wife, Viola Porter of record in Book 4688, Page 89, Register's Office for Davidson County, Tennessee. The said Ralph H. Hines having since died and by Will of record in Will Book 231, Page 19, Probate Court for Davidson County, #99-1680, the Co-Executors are authorized sell, transfer and convey property held in the Estate.

This is the same description as in previous deed of record.

Taxes for 2001 have been pro-rated and assumed by Grantees.

This conveyance is subject to Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4121, Page 642, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Ruth Dennis and James C. Garrett, Co-Executors of the Estate of Ralph H. Hines join herein for the purpose of warranting to the grantee that they shall defend this estate for all taxes and debts whatsoever.

This is improved property known as 3808 Tigerbelle Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alexander C. Wells and wife, Dorothy M. Wells, their heirs and assigns, forever; and the Estate of Ralph H. Hines does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and bind itself, its 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 9th day of April, 2001.

ESTATE OF RALPH H. HINES

Ruth Dennis Co Executor
Ruth Dennis, Co-Executor

James C. Garrett Co-Executor
James C. Garrett, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Ruth Dennis and James C. Garrett 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, and who further acknowledged that they are the Co-Executors of the Estate of Ralph H. Hines, or a constituent of the maker, and are 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 the 9th day of April , 2001.

Monica N. Edwards
Notary Public

MONICA EDWARDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 09/29/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of April, 2001.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires:

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.