File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #01-6-42-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: "NEW OWNERS"	MAP-PARCEL NUMBERS
TONY W. McVAY	~~UNITED CAPITAL MORTGAGE~~	155-10-0-A
(NAME)	(NAME)	
704 Wabash Place		060CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		09D-81224
(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, MARION TIMOTHY WELLS AND WIFE, JAN PRESBERG WELLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TONY W. McVAY and wife, HEATHER McVAY

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 Lot No. 63 on the Plan of McCrory Trace Estates, a Planned Unit Development, of record in Book 6900, Pages 720 thru 723, amended by Surveyor's Certificate of Corrections, of record in Book 7825, Page 429, 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 Marion Timothy Wells and wife, Jan Presberg Wells, by Deed from Melvin L. Carr and Velberta J. Carr, Trustees of the Carr Family Living Trust, dated February 16, 1997, of record in Book 10617, Page 654, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7241 597, as amended and restates in Book 7576, Page 846, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 07/09/01 12:49 2pgs
Fees:13.00 Taxes:651.20

20010709-0072944

unimproved ( )
This is improved (X) property, known as 704 Wabash Place, 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 our hand s this 2nd day of July 2001

Marion Timothy Wells
MARION TIMOTHY WELLS

Jan Presberg Wells
JAN PRESBERG WELLS

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 MARION TIMOTHY WELLS AND WIFE, JAN PRESBERG 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 2nd day of July, 2001.

Commission expires May 28, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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